

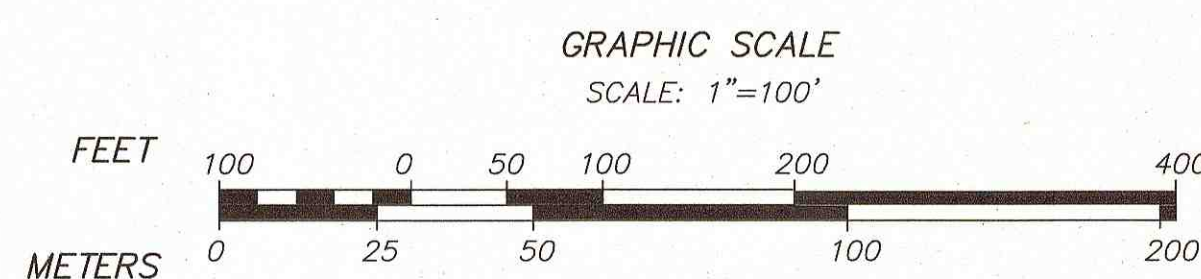
**NOTES:**

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. A CHANGE IN ZONING DISTRICT DOES NOT OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY.
3. ALL LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS SINGLE FAMILY DWELLING WITH THE EXCEPTION OF COUNTRYSIDE BIBLE CHAPEL LOCATED AT 480 LOWELL STREET.



LEXINGTON PLANNING BOARD

**LOCUS CONTEXT MAP:**



I, \_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED \_\_\_\_\_"  
"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED \_\_\_\_\_"

**111 & 119 LACONIA STREET  
(ASSESSOR'S MAP 54 – LOTS 50, 51 & 78)  
BALANCED HOUSING DEVELOPMENT  
DEFINITIVE SUBDIVISION PLAN SET**

IN ACCORDANCE WITH SECTION 175-11F OF THE LEXINGTON  
PLANNING BOARD DEVELOPMENT REGULATIONS

LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
DATE: MAY 8, 2014

**APPLICANTS:**

BILL EYCLESHYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

**RECORD OWNERS:**

KINGS HEATH TRUST  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169

LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

**PREPARED BY:**

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

**DRAWING INDEX:**

SHEET 1	COVER SHEET & LOCUS CONTEXT MAP
SHEET 2	RECORD CONDITIONS
SHEET 3	SITE ANALYSIS MAP
SHEET 4	PROPERTY RIGHTS PLAN OF LAND
SHEET 5	SITE CONSTRUCTION PLAN
SHEET 6	SITE UTILITY PLAN
SHEET 7	LANDSCAPE PLAN
SHEET 8	SITE DETAILS
SHEET 9	SITE DETAILS
SHEET 10	PROOF PLAN



# **RECORD OWNERS:**

119 LACONIA STREET  
KINGS HEATH TRUST  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169  
-DEED BOOK 63021, PAGE 263 \*

111 LACONIA STREET  
LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742  
-DEED BOOK 63424, PAGE 550 \*

\*DENOTES DOCUMENTS RECORDED  
AT THE MIDDLESEX SOUTH  
REGISTRY OF DEEDS.

# **APPLICANTS:**

BILL EYCLESHYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

# **SOILS INFORMATION:**

TEST PITS WERE PERFORMED ON MARCH 21, 2014 BY PETER POMMERSHEIM  
(CERTIFIED SOIL EVALUATOR SE3046) OF MERIDIAN ASSOCIATES, INC.

TEST PIT: TP14-1; ELEV.=220.0±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-20" HORIZON B: FINE SANDY LOAM  
20"-80" LAYER C1: GRAVELLY SAND  
80"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-2; ELEV.=222.5±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-26" HORIZON B: FINE SANDY LOAM  
26"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

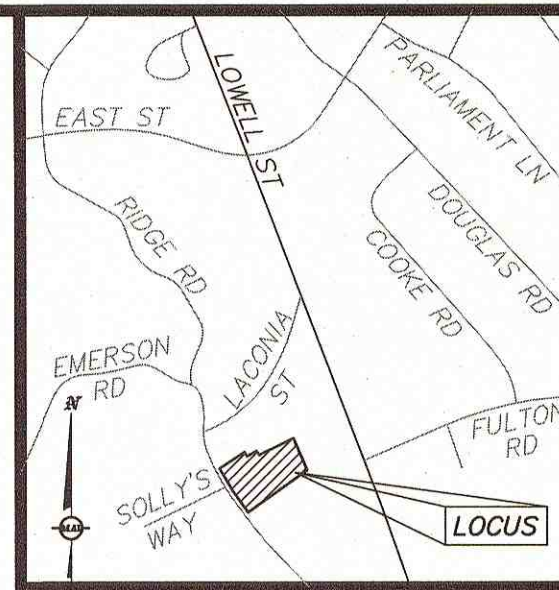
TEST PIT: TP14-3; ELEV.=222.5  
0"-8" HORIZON A: FINE SANDY LOAM  
8"-20" HORIZON B: FINE SANDY LOAM  
20"-88" LAYER C1: GRAVELLY LOAMY SAND  
88"-124" LAYER C2: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-4; ELEV.=221.0±  
0"-40" FILL  
40"-48" HORIZON A: FINE SANDY LOAM  
48"-70" HORIZON B: FINE SANDY LOAM  
70"-128" LAYER C1: COARSE & GRAVELLY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-5; ELEV.=223.3±  
0"-12" HORIZON A: FINE SANDY LOAM  
12"-26" HORIZON B: FINE SANDY LOAM  
26"-105" LAYER C1: SAND  
88"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-6; ELEV.=224.2±  
0"-8" TOPSOIL & LOAM  
8"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

# **LEXINGTON PLANNING BOARD**



**LOCUS MAP:**  
(NOT TO SCALE)

DATE:

# **LEGEND**

- 244' ONE FOOT CONTOUR
- 245' FIVE FOOT CONTOUR
- +240.1 SPOT ELEVATION
- +WF.3 WETLAND FLAG
- EDGE OF WETLANDS
- WETLAND BUFFER LINE
- TP11 TEST PIT LOCATION
- STOCKADE FENCE
- CHAINLINK FENCE
- STONE RETAINING WALL
- STONE WALL
- TREE LINE/EXTENT OF CANOPY
- BRICK
- FLAGSTONE
- CONCRETE
- OVERHEAD WIRE
- SEWER LINE
- COMPILED WATER LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- TERMINUS UNKNOWN
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER GATE
- HYDRANT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- CONCRETE BOUND
- BOOK
- PG.
- TYP.
- S.F.
- ELEV.
- A.G.
- ABOVE GROUND
- THRESH.
- THRESHOLD
- OH
- OVERHANG
- SRW
- STONE RETAINING WALL
- BIT.
- CONC.
- CONCRETE
- EOP
- EDGE OF PAVEMENT
- INV.
- INVERT
- FS
- FLAGSTONE
- SW
- STON WALL
- REM.
- REMNANTS

I, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

# **NOTES:**

- THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 175-11D OF THE TOWN OF LEXINGTON PLANNING BOARD DEVELOPMENT REGULATIONS.
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. IN 2010-2011 AND APRIL 15, 2014.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RD DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 50, 51 & 78 ON TOWN OF LEXINGTON ASSESSOR'S MAP 54.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2501700404E DATED JUNE 4, 2010.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 AND NOVEMBER 2012.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DATUM.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 AND NOVEMBER 2012 AND WERE CONFIRMED BY THE TOWN OF LEXINGTON CONSERVATION AGENT IN APRIL 2014.

# **111 & 119 LACONIA STREET**

# **RECORD CONDITIONS PLAN LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)**

PREPARED FOR  
**BILL EYCLESHYMER &  
MICHAEL WALSH**

SCALE: 1"= 20' DATE: MAY 8, 2014

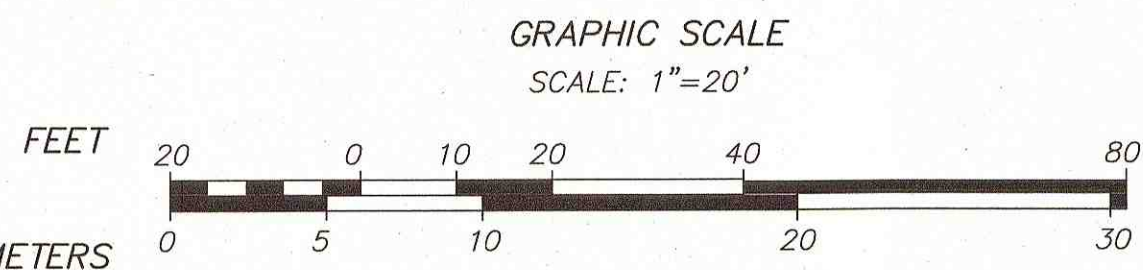
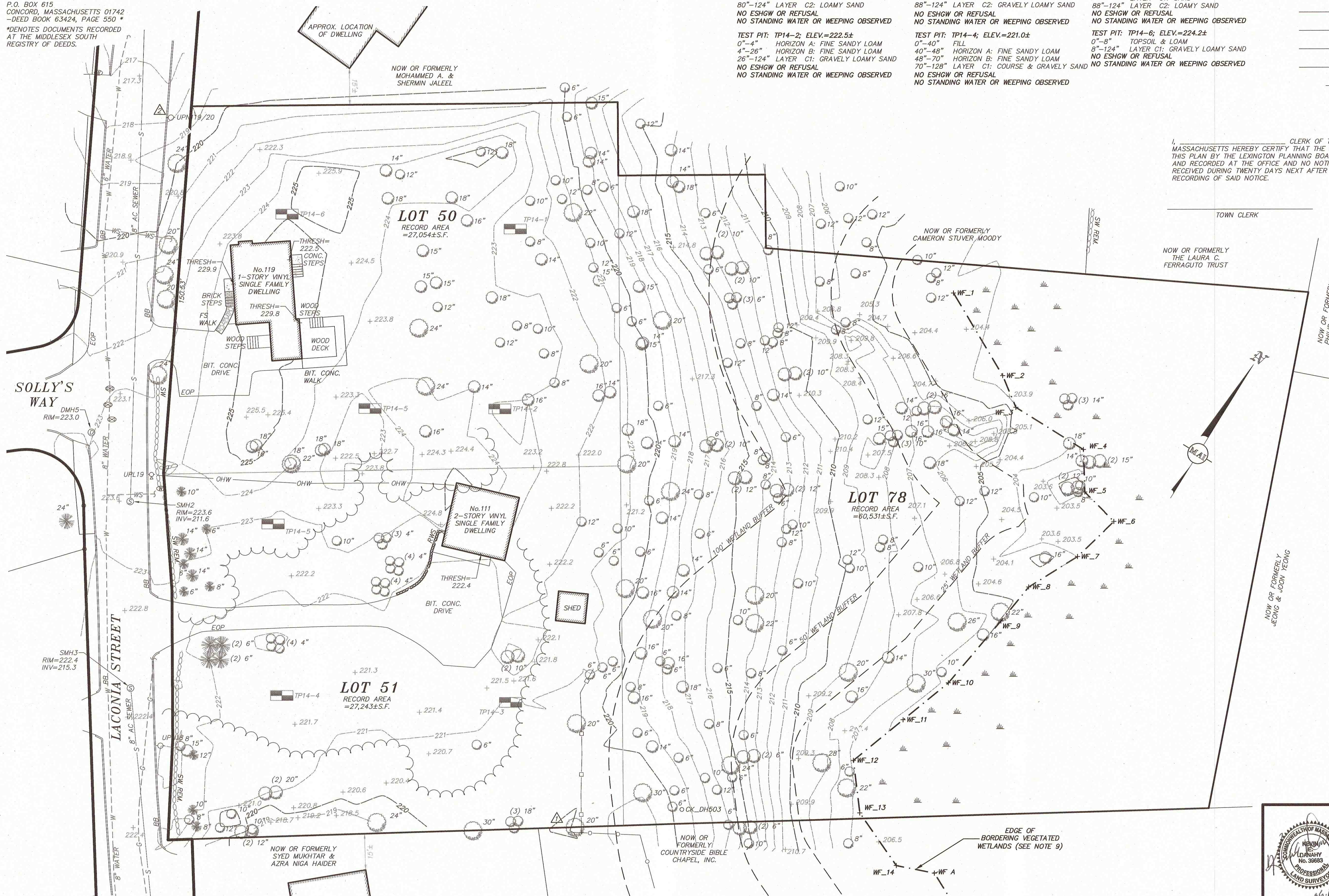
**MERIDIAN  
ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5500 BEVERLY, MASSACHUSETTS 01915  
60 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 2 OF 10

PROJECT No. 5305

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# **TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
△	CUT SPIKE SET IN 22" DECIDUOUS TREE	221.68
△	CUT SPIKE SET IN UTILITY POLE #119/20 1.0' A.G.	218.91

(SEE NOTE 8)

DWG. NO. 5305REC

# **REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D



# **RECORD OWNERS:**

119 LACONIA STREET  
KINGS HEATH TRUST  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169  
-DEED BOOK 63021, PAGE 263 \*

111 LACONIA STREET  
LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742  
-DEED BOOK 63424, PAGE 550 \*  
\*DENOTES DOCUMENTS RECORDED  
AT THE MIDDLESEX SOUTH  
REGISTRY OF DEEDS.

# **APPLICANTS:**

BILL EYCLESHYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

# **SOILS INFORMATION:**

TEST PITS WERE PERFORMED ON MARCH 21, 2014 BY PETER POMMERSHEIM  
(CERTIFIED SOIL EVALUATOR SE3046) OF MERIDIAN ASSOCIATES, INC.

TEST PIT: TP14-1; ELEV.=220.0±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-20" HORIZON B: FINE SANDY LOAM  
20"-80" LAYER C1: GRAVELLY SAND  
80"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-2; ELEV.=222.5±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-26" HORIZON B: FINE SANDY LOAM  
26"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-3; ELEV.=222.5  
0"-8" HORIZON A: FINE SANDY LOAM  
8"-20" HORIZON B: FINE SANDY LOAM  
20"-88" LAYER C1: GRAVELLY LOAMY SAND  
88"-124" LAYER C2: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-4; ELEV.=221.0±  
0"-40" FILL  
40"-48" HORIZON A: FINE SANDY LOAM  
48"-70" HORIZON B: FINE SANDY LOAM  
70"-128" LAYER C1: COURSE & GRAVELLY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-5; ELEV.=223.3±  
0"-12" HORIZON A: FINE SANDY LOAM  
12"-26" HORIZON B: FINE SANDY LOAM  
26"-105" LAYER C1: SAND  
88"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-6; ELEV.=224.2±  
0"-8" TOPSOIL & LOAM  
8"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

# **LEXINGTON PLANNING BOARD**

DATE:

I, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE

# **LEGEND:**

- H.P. HIGH POINT  
L.P. LOW POINT  
224 TWO FOOT CONTOUR  
220 TEN FOOT CONTOUR  
← DIRECTION OF OVERLAND FLOW  
ESHGW ESTIMATED SEASONAL HIGH GROUND WATER  
15-25% SLOPES  
25-40% SLOPES  
>40% SLOPES  
WF 3 WETLAND FLAG  
EDGE OF WETLANDS  
WETLAND BUFFER LINE

# **NOTES:**

- THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 175-11F OF THE TOWN OF LEXINGTON PLANNING BOARD DEVELOPMENT REGULATIONS.
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. IN 2010-2011 AND APRIL 15, 2014.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 50, 51 & 78 ON TOWN OF LEXINGTON ASSESSOR'S MAP 54.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0404E DATED JUNE 4, 2010.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 AND NOVEMBER 2012.
- THE SOURCE OF NOISE AFFECTING THE SITE AND ABUTTING SITES IS THE TRAFFIC FLOW ALONG LACONIA STREET.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 & NOVEMBER 2012 AND WERE CONFIRMED BY THE TOWN OF LEXINGTON CONSERVATION AGENT IN APRIL 2014.
- THERE ARE NO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES LOCATED ON THE SITE.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DATUM.

# **111 & 119 LACONIA STREET**

# **SITE ANALYSIS MAP LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)**

PREPARED FOR  
BILL EYCLESHYMER &  
MICHAEL WALSH

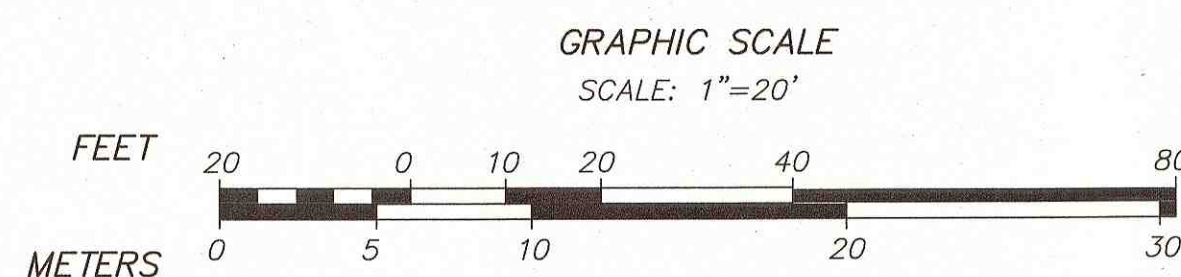
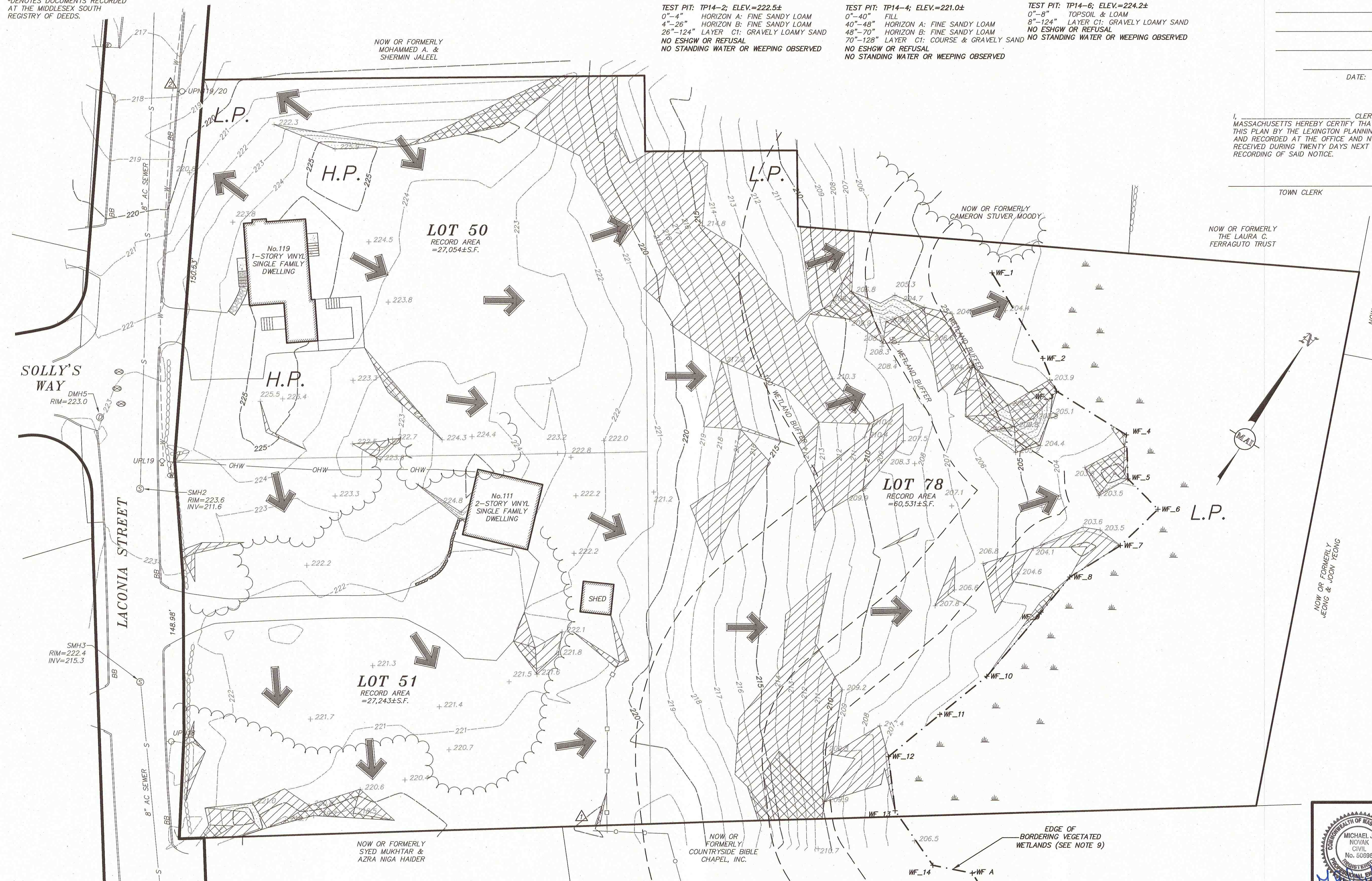
SCALE: 1" = 20' DATE: MAY 8, 2014

# **MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5950 60 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 10 PROJECT No. 5305-1

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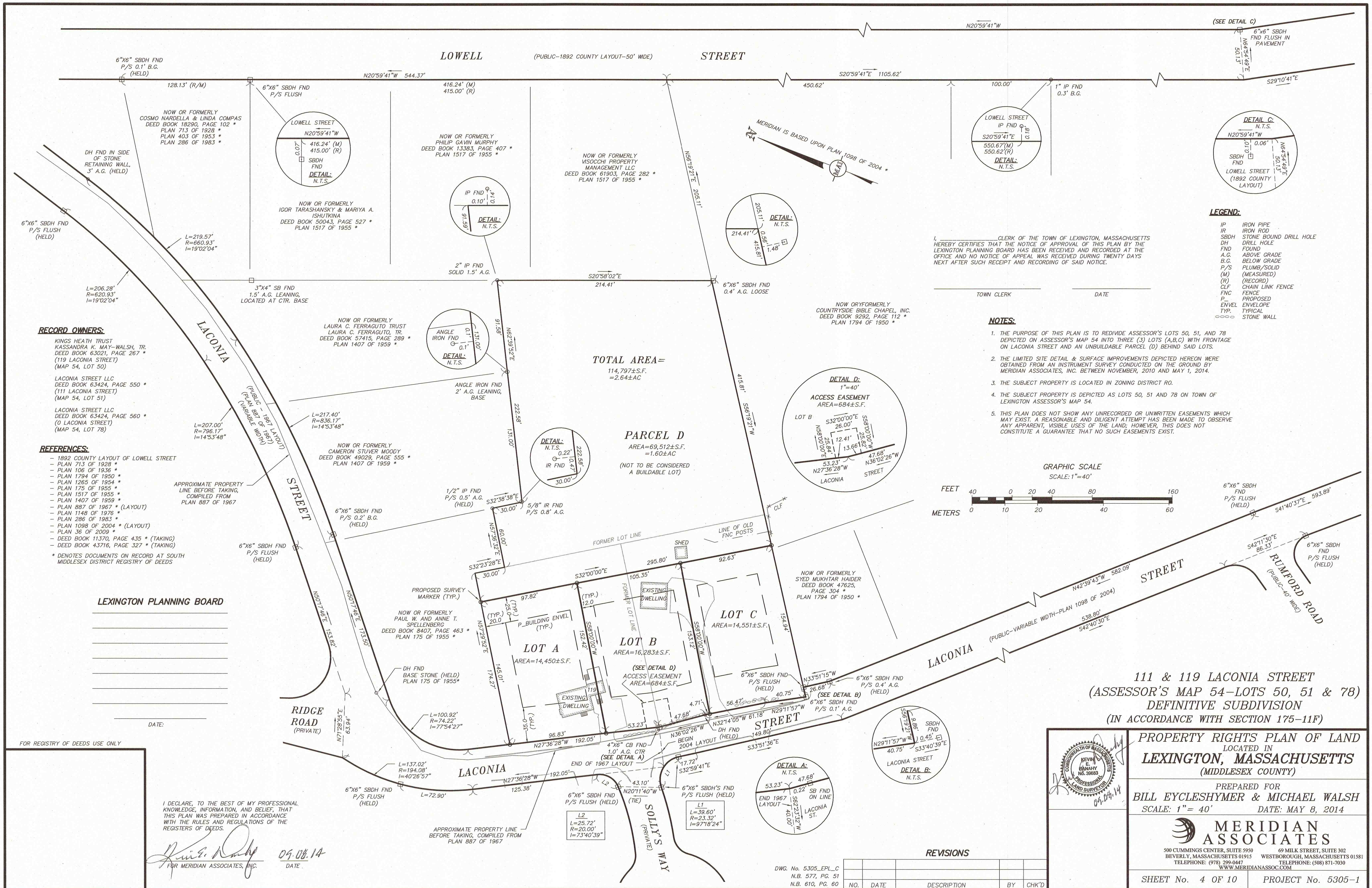


# **REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5305REC







# **RECORD OWNERS:**

119 LACONIA STREET  
KINGS HEATH TRUST  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169  
-DEED BOOK 63021, PAGE 263 \*

111 LACONIA STREET  
LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742  
-DEED BOOK 63424, PAGE 550 \*

\*DENOTES DOCUMENTS RECORDED  
AT THE MIDDLESEX SOUTH  
REGISTRY OF DEEDS.

# **APPLICANTS:**

BILL EYCLESHYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

# **LEXINGTON PLANNING BOARD**

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	NO LIMIT	2	19,070	9,240	NOT REQUIRED
BALANCED HOUSING	14,400	NO LIMIT*	19,070	NO LIMIT	31,136
PUBLIC BENEFIT	17,280	NO LIMIT**	22,884***	NO LIMIT	31,136

\* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

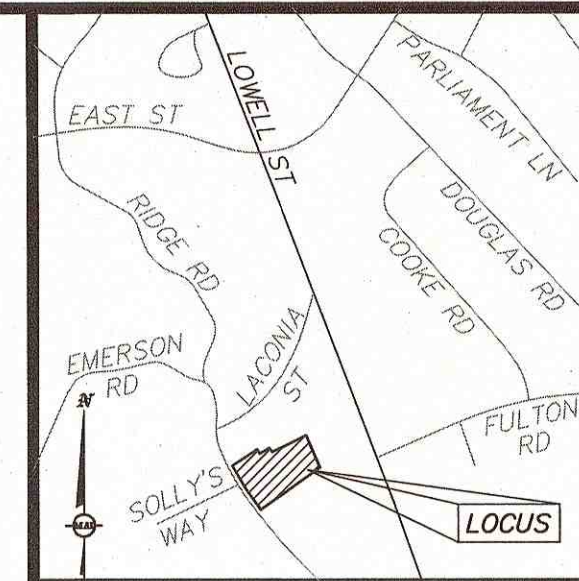
\*\* SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.

\*\*\* 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

# **TEMPORARY BENCHMARK CHART**

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN 22" DECIDUOUS TREE	221.68
2	CUT SPIKE SET IN UTILITY POLE #119/20 1.0' A.G.	218.91

(SEE NOTE 8)



**LOCUS MAP:**  
(NOT TO SCALE)

# **PROPOSED LEGEND**

(SEE SHEET 2 FOR EXISTING LEGEND)

	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED PROPERTY LINES
	PROPOSED LIMIT OF WORK LINE
	TYPICAL
	PROPOSED EDGE OF PAVEMENT
	SQUARE FEET
	EXISTING TREE PROPOSED TO BE REMOVED
	PROPOSED TO BE REMOVED
	BITUMINOUS CONCRETE
	TREE TO BE SAVED
	PROPOSED SUBSURFACE INFILTRATION SYSTEM
	PROPOSED FILTERMITT
	PROPOSED FIRST FLOOR ELEVATION
	PROPOSED CELLAR FLOOR ELEVATION
	PROPOSED GARAGE FLOOR ELEVATION
	FLOW DIRECTION ARROW
	PROPOSED YARD DRAIN

# **NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. IN 2010-2011 AND APRIL 15, 2014.
2. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
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5. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0404E DATED JUNE 4, 2010.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DATUM.
7. THE FOOTPRINTS FOR THE FOUNDATIONS SHOWN ARE PRELIMINARY, FINAL PLANS SHALL BE SUBMITTED TO THE TOWN DURING THE BUILDING PERMIT APPLICATION PROCESS AND WILL NOT EXCEED THE MAXIMUM GROSS FLOOR AREA CALCULATED FOR THIS PROJECT.
8. THE PROPOSED BUILDING SETBACKS SHOWN HEREON DEPICT THE SETBACK LIMITS TO THE BUILDING FOUNDATIONS ONLY. THE SETBACK LIMITS TO ALL OTHER STRUCTURES (OVERHANGS, DECKS, ETC.) SHALL COMPLY TO THE TOWN OF LEXINGTON ZONING BYLAW FOR THE RO DISTRICT.
9. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 & NOVEMBER 2012 AND WERE CONFIRMED BY THE TOWN OF LEXINGTON CONSERVATION AGENT IN APRIL 2014.

# **111 & 119 LACONIA STREET DEFINITIVE SUBDIVISION**

# **SITE CONSTRUCTION PLAN LOCATED IN LEXINGTON, MASSACHUSETTS (MIDDLESEX COUNTY)**

PREPARED FOR  
**BILL EYCLESHYMER &  
MICHAEL WALSH**  
SCALE: 1" = 20' DATE: MAY 8, 2014

# **MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
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SHEET No. 5 OF 10 PROJECT No. 5305-1

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# **SOILS INFORMATION:**

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(CERTIFIED SOIL EVALUATOR SE3046) OF MERIDIAN ASSOCIATES, INC.

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20"-80" LAYER C1: GRAVELLY SAND  
80"-124" LAYER C2: LOAMY SAND  
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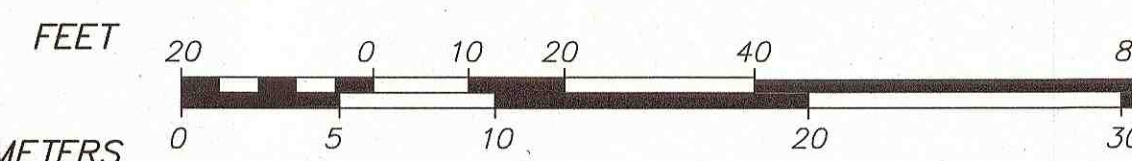
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8"-20" HORIZON B: FINE SANDY LOAM  
20"-88" LAYER C1: GRAVELLY LOAMY SAND  
88"-124" LAYER C2: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-4; ELEV.=221.0±  
0"-40" FILL  
40"-48" HORIZON A: FINE SANDY LOAM  
48"-70" HORIZON B: FINE SANDY LOAM  
70"-128" LAYER C1: COARSE & GRAVELLY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-5; ELEV.=223.3±  
0"-12" HORIZON A: FINE SANDY LOAM  
12"-26" HORIZON B: FINE SANDY LOAM  
26"-105" LAYER C1: SAND  
88"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-6; ELEV.=224.2±  
0"-8" TOPSOIL & LOAM  
8"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED



# **REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5305-REC

I DECLARE TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION, AND BELIEF, THAT  
THIS PLAN WAS PREPARED IN ACCORDANCE  
WITH THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE

SOLLY'S  
WAY

LACONIA STREET

**PARCEL D**  
AREA=68,512±S.F.  
(OPEN SPACE PROVIDED  
= 45,447 S.F.)

**LOT A**  
AREA=14,450±S.F.

**LOT B**  
AREA=16,283±S.F.

**LOT C**  
AREA=14,551±S.F.

# **SOILS INFORMATION:**

TEST PITS WERE PERFORMED ON MARCH 21, 2014 BY PETER POMMERSHEIM  
(CERTIFIED SOIL EVALUATOR SE3046) OF MERIDIAN ASSOCIATES, INC.

TEST PIT: TP14-1; ELEV.=220.0±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-20" HORIZON B: FINE SANDY LOAM  
20"-80" LAYER C1: GRAVELLY SAND  
80"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

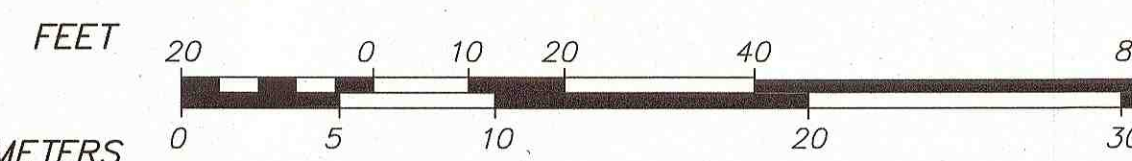
TEST PIT: TP14-2; ELEV.=222.5±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-26" HORIZON B: FINE SANDY LOAM  
26"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-3; ELEV.=222.5  
0"-8" HORIZON A: FINE SANDY LOAM  
8"-20" HORIZON B: FINE SANDY LOAM  
20"-88" LAYER C1: GRAVELLY LOAMY SAND  
88"-124" LAYER C2: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-4; ELEV.=221.0±  
0"-40" FILL  
40"-48" HORIZON A: FINE SANDY LOAM  
48"-70" HORIZON B: FINE SANDY LOAM  
70"-128" LAYER C1: COARSE & GRAVELLY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-5; ELEV.=223.3±  
0"-12" HORIZON A: FINE SANDY LOAM  
12"-26" HORIZON B: FINE SANDY LOAM  
26"-105" LAYER C1: SAND  
88"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-6; ELEV.=224.2±  
0"-8" TOPSOIL & LOAM  
8"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED



# **REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5305-REC

I DECLARE TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION, AND BELIEF, THAT  
THIS PLAN WAS PREPARED IN ACCORDANCE  
WITH THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS.

FOR MERIDIAN ASSOCIATES, INC. DATE



LEXINGTON PLANNING BOARD

I, \_\_\_\_\_, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

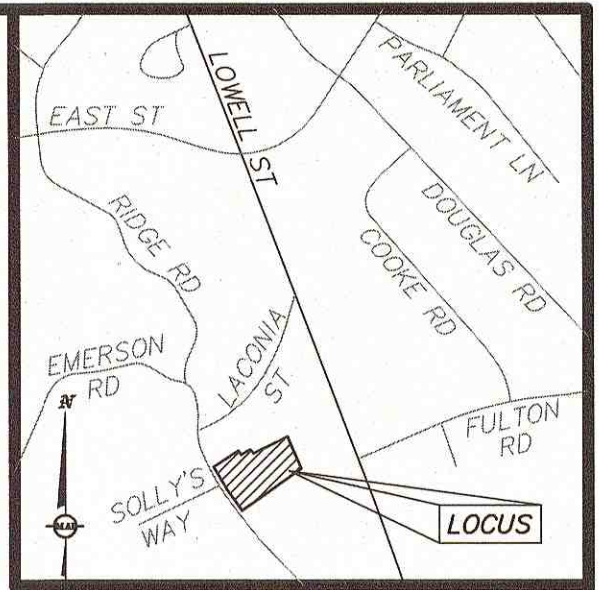
DATE

DATE:

LEGEND

(SEE SHEET 2 FOR EXISTING LEGEND)

- PROPOSED PROPERTY LINES
- PROPOSED LIMIT OF WORK LINE
- PROPOSED YARD DRAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED TELEPHONE, ELECTRIC, CABLE
- PROPOSED 8" SCH 40 PVC DRAIN LINE
- PROPOSED 6" SCH 40 PVC ROOF DRAIN
- TYPICAL SQUARE FEET
- TEST PIT
- TO BE REMOVED
- PROPOSED YARD DRAIN
- BITUMINOUS CONCRETE
- SCHEDULE 40



**NOTE: ALL UTILITY CONNECTION MADE WITHIN LACONIA STREET SHALL MEET THE TOWN OF LEXINGTON STANDARDS AND REGULATIONS.**

**NOTE: ALL PROPOSED SEWER SERVICES SHALL BE 6" PVC (SCH40) AND SHALL HAVE A MINIMUM SLOPE OF 2% FROM THE FOUNDATION TO THE SEWER MAIN.**

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. IN 2010-2011 AND APRIL 15, 2014.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RD DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 50, 51 & 78 ON TOWN OF LEXINGTON ASSESSOR'S MAP 54.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0404E DATED JUNE 4, 2010.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE TOWN OF LEXINGTON SEWER DATUM.
- THE FOOTPRINTS FOR THE FOUNDATIONS SHOWN ARE PRELIMINARY; FINAL PLANS SHALL BE SUBMITTED TO THE TOWN DURING THE BUILDING PERMIT APPLICATION PROCESS AND WILL NOT EXCEED THE MAXIMUM GROSS FLOOR AREA CALCULATED FOR THIS PROJECT.
- THE PROPOSED BUILDING SETBACKS SHOWN HEREON DEPICT THE SETBACK LIMITS TO THE BUILDING FOUNDATIONS ONLY. THE SETBACK LIMITS TO ALL OTHER STRUCTURES (OVERHANGS, DECKS, ETC.) SHALL COMPLY TO THE TOWN OF LEXINGTON ZONING BYLAW FOR THE RD DISTRICT.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LEG ENVIRONMENTAL CONSULTANTS BETWEEN OCTOBER 2011 & NOVEMBER 2012 AND WERE CONFIRMED BY THE TOWN OF LEXINGTON CONSERVATION AGENT IN APRIL 2014.

UTILITY NOTES

- ALL PROPOSED SEWER MAINS OR SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 10" SEPARATION HORIZONTALLY AND/OR 18" VERTICALLY BELOW ANY WATER MAIN OR SERVICE. IF NEITHER SEPARATION CAN BE ACHIEVED THE SEWER PIPE SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING.
- ALL PROPOSED WATER SERVICES (SIZE & TYPE) SHALL BE DESIGNED BY THE PROJECT MEP.
- ALL PROPOSED STORM DRAINS FROM YARD DRAINS TO BE 8" SCH40 PVC. ALL PROPOSED ROOF DRAINS TO BE 6" SCH40 PVC.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

**NOTE: CONTRACTOR SHALL VERIFY LOCATION, CONDITION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICTS TO THIS PLAN ARE FOUND THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO REVISE THE DESIGN IMMEDIATELY.**

111 & 119 LACONIA STREET  
DEFINITIVE SUBDIVISION

SITE UTILITY PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

PREPARED FOR  
BILL EYCLESHYMER &  
MICHAEL WALSH  
SCALE: 1" = 20' DATE: MAY 8, 2014

**MERIDIAN ASSOCIATES**

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302  
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 6 OF 10 PROJECT No. 5305-1

RECORD OWNERS:

119 LACONIA STREET:  
KINGS HEATH TRUST  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169  
-DEED BOOK 63021, PAGE 263 \*

111 LACONIA STREET  
LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742  
-DEED BOOK 63424, PAGE 550 \*  
\*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

APPLICANTS:

BILL EYCLESHYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

SOILS INFORMATION:

TEST PITS WERE PERFORMED ON MARCH 21, 2014 BY PETER POMMERSHEIM (CERTIFIED SOIL EVALUATOR SE3046) OF MERIDIAN ASSOCIATES, INC.

TEST PIT: TP14-1; ELEV.=220.0±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-20" HORIZON B: FINE SANDY LOAM  
20"-80" LAYER C1: GRAVELLY SAND  
80"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

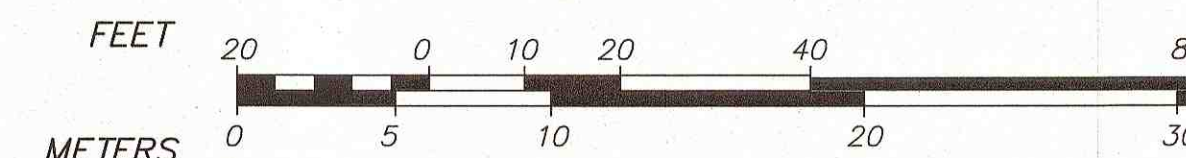
TEST PIT: TP14-2; ELEV.=222.5±  
0"-4" HORIZON A: FINE SANDY LOAM  
4"-26" HORIZON B: FINE SANDY LOAM  
26"-124" LAYER C1: GRAVELLY LOAMY SAND  
70"-128" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-3; ELEV.=222.5  
0"-8" HORIZON A: FINE SANDY LOAM  
8"-20" HORIZON B: FINE SANDY LOAM  
20"-88" LAYER C1: GRAVELLY LOAMY SAND  
88"-124" LAYER C2: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-4; ELEV.=221.0±  
0"-4" FILL  
40"-48" HORIZON A: FINE SANDY LOAM  
48"-70" HORIZON B: FINE SANDY LOAM  
70"-128" LAYER C1: COURSE & GRAVELLY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-5; ELEV.=223.3±  
0"-12" HORIZON A: FINE SANDY LOAM  
12"-26" HORIZON B: FINE SANDY LOAM  
26"-105" LAYER C1: SAND  
88"-124" LAYER C2: LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED

TEST PIT: TP14-6; ELEV.=224.2±  
0"-8" TOPSOIL & LOAM  
8"-124" LAYER C1: GRAVELLY LOAMY SAND  
NO ESHGW OR REFUSAL  
NO STANDING WATER OR WEeping OBSERVED



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5305-REC



RECORD OWNERS:

119 LACONIA STREET,  
KINGS HEALTH TRUST  
P.O. BOX 615  
57 WREN TERRACE  
QUINCY, MASSACHUSETTS 02169  
-DEED BOOK 63021, PAGE 263 \*

111 LACONIA STREET  
LACONIA STREET LLC  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742  
-DEED BOOK 63424, PAGE 550 \*

\*DENOTES DOCUMENTS RECORDED  
AT THE MIDDLESEX SOUTH  
REGISTRY OF DEEDS.

APPLICANTS:

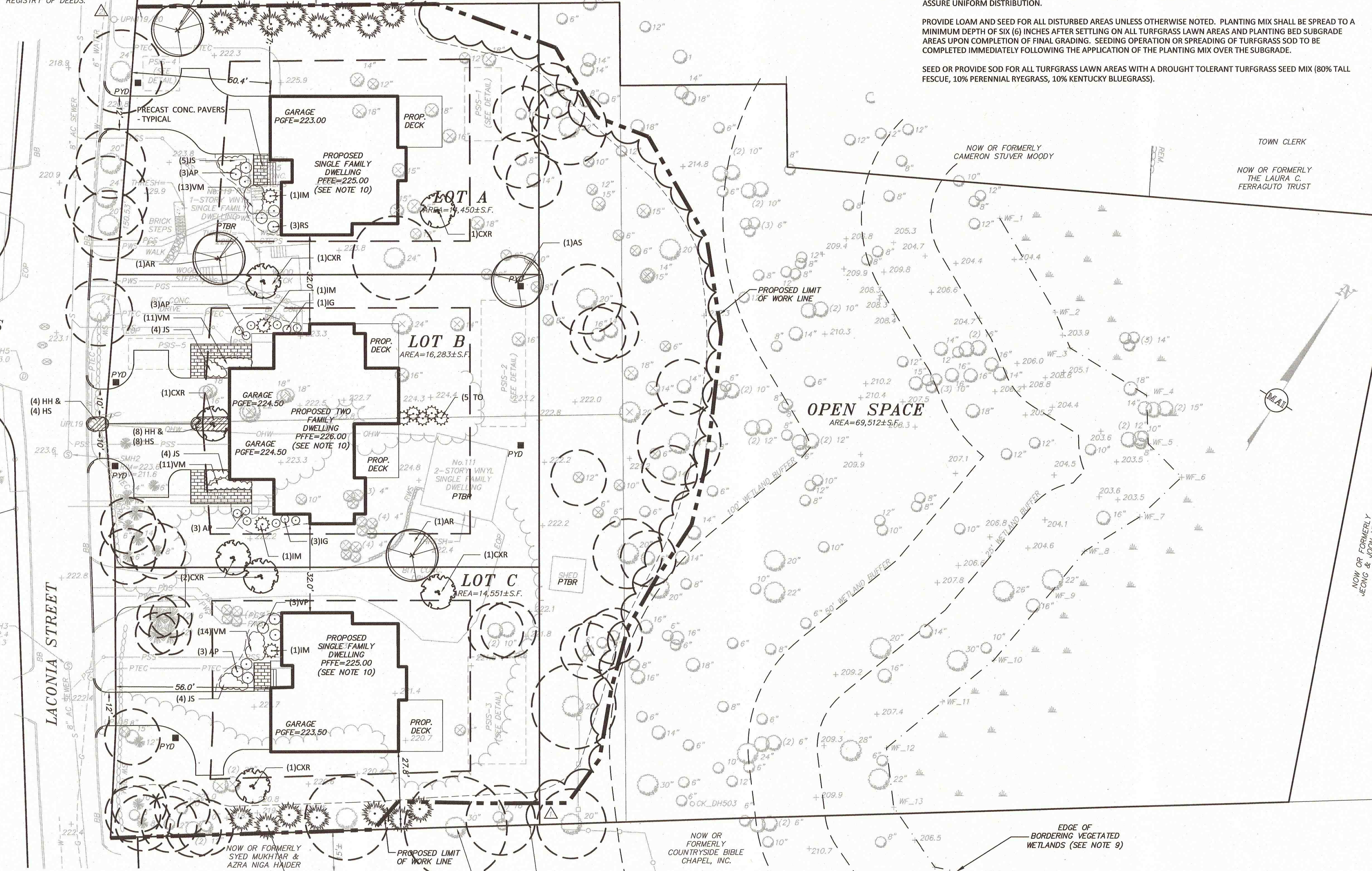
BILL EYCLESYMER & MICHAEL WALSH  
P.O. BOX 615  
CONCORD, MASSACHUSETTS 01742

APPROX. LOCATION  
OF DWELLING

PROPOSED LIMIT  
OF WORK LINE  
(1)AS

NOW OR FORMERLY  
MOHAMMED A. &  
SHERMIN JALEEL

(8)PS - EVERGREEN TREES SHALL BE  
LOCATED IN THE FIELD DURING  
CONSTRUCTION TO MAXIMIZE  
SCREENING POTENTIAL AND WORK  
WITH EXISTING CONDITIONS



LANDSCAPE NOTES

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS:  
3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PROVIDE LOAM AND SEED FOR ALL DISTURBED AREAS UNLESS OTHERWISE NOTED. PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE.

SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).

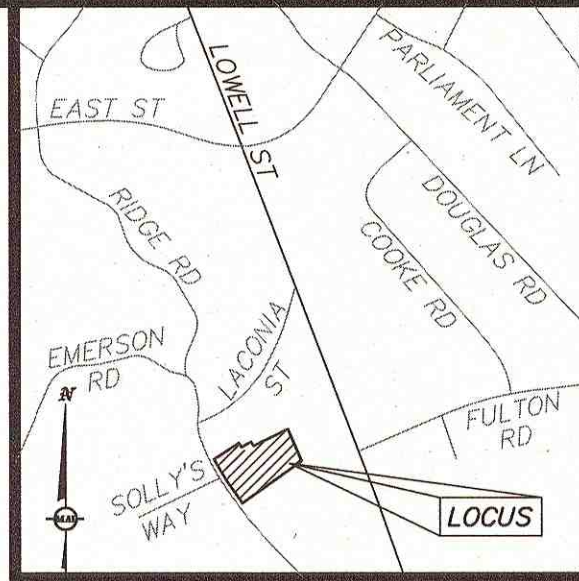
PROPOSED LEGEND

(SEE SHEET 2 FOR EXISTING LEGEND)

PTO PROPOSED CONTOUR  
209.41 PROPOSED SPOT ELEVATION  
PROPOSED PROPERTY LINES  
PROPOSED LIMIT OF WORK LINE  
TYP. TYPICAL  
PEOP PROPOSED EDGE OF PAVEMENT

EXISTING TREE PROPOSED  
TO BE REMOVED  
PTBR PROPOSED TO BE REMOVED  
BIT. CONC. BITUMINOUS CONCRETE  
TREE TO BE SAVED

PSIS PROPOSED SUBSURFACE INFILTRATION SYSTEM  
PRD PROPOSED 6" SCH 40 PVC ROOF DRAIN



PROPOSED CONDITIONS LEGEND

PROPOSED LAWN EDGE  
EVERGREEN, SHADE & ORNAMENTAL TREES

PLANT SCHEDULE

QTY.	SYM.	LATIN NAME	SIZE
DECIDUOUS TREES			
2	AS	SUGAR MAPLE	3.5"C. (measured @ 4')
2	AR	RED MAPLE	3.5"C. (measured @ 4')
7	CKR	RUTGERS HYBRID DOGWOOD	CORNUS X "RUTCANS"
EVERGREEN TREES			
15	PS	WHITE PINE	PINUS STROBUS
SHRUBS			
3	RS	ROAL AZALEA	RHODODENDRON SCHLIPPENBAHII
3	VP	DOUBLE FILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM
6	IG	INKBERRY HOLLY	ILEX GLABRA
5	TO	DARK AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'
12	AP	KOREAN AZALEA	AZALEA POUKHANENSE
4	IM	BLUE HOLLY	ILEX MESERVEAE
PERENNIALS & GROUND COVER			
33	HH	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'
33	H5	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'
17	JC	SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTII
109	VM	PERRIWINKLE	VINCA MINOR

111 & 119 LACONIA STREET  
DEFINITIVE SUBDIVISION

LANDSCAPE PLAN  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

PREPARED FOR  
BILL EYCLESYMER &  
MICHAEL WALSH

SCALE: 1" = 20' DATE: MAY 8, 2014

MERIDIAN ASSOCIATES

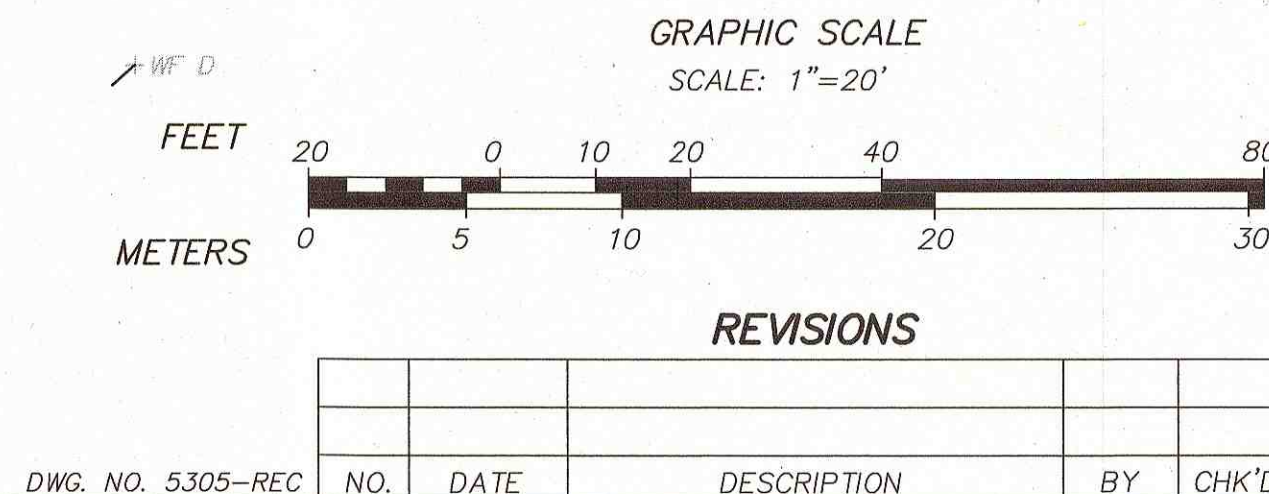
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
TELEPHONE: (978) 299-0447 WWW.MERIDIANASSOC.COM

SHEET No. 7 OF 10 PROJECT No. 5305-1

LEXINGTON PLANNING BOARD

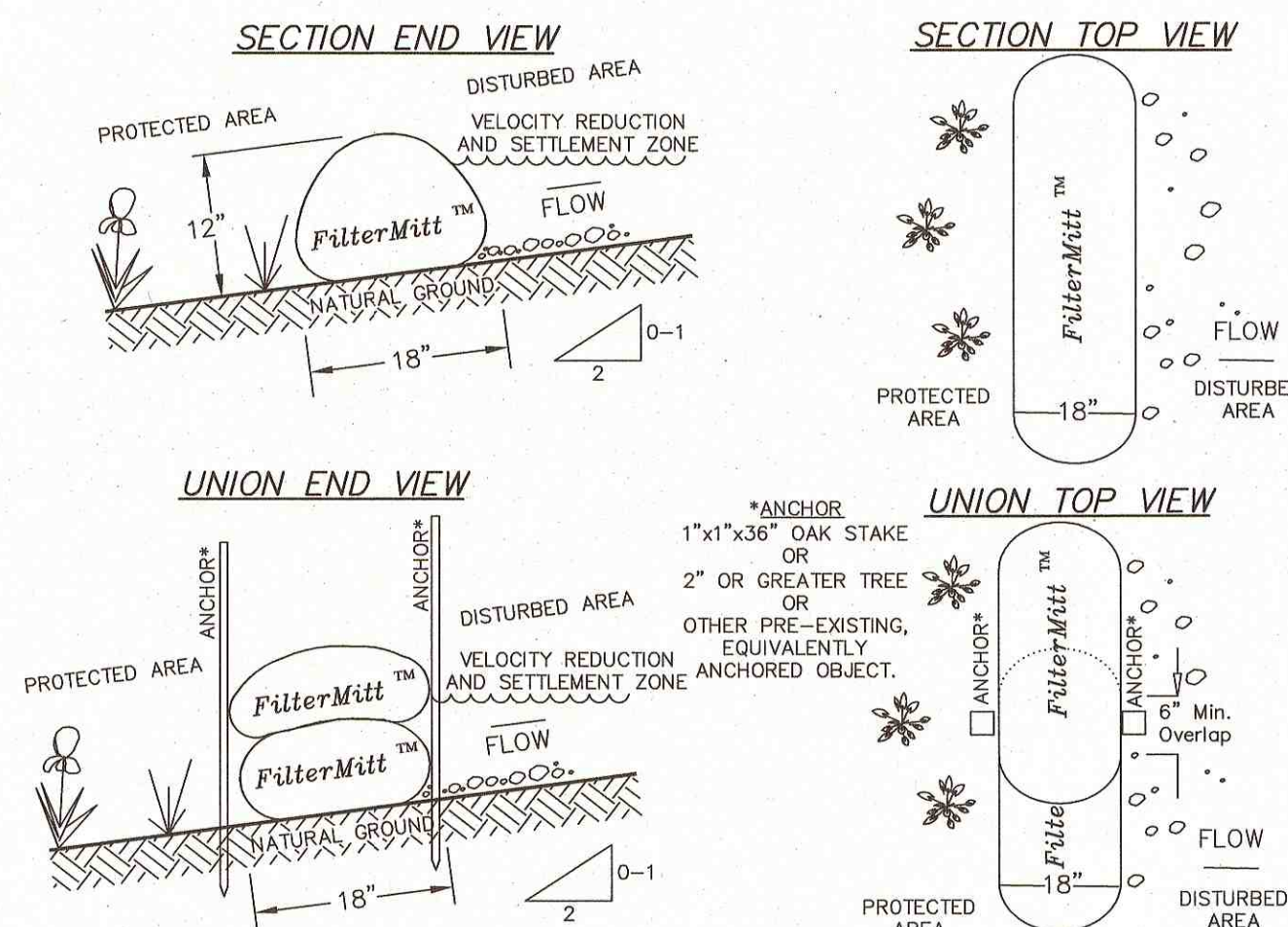
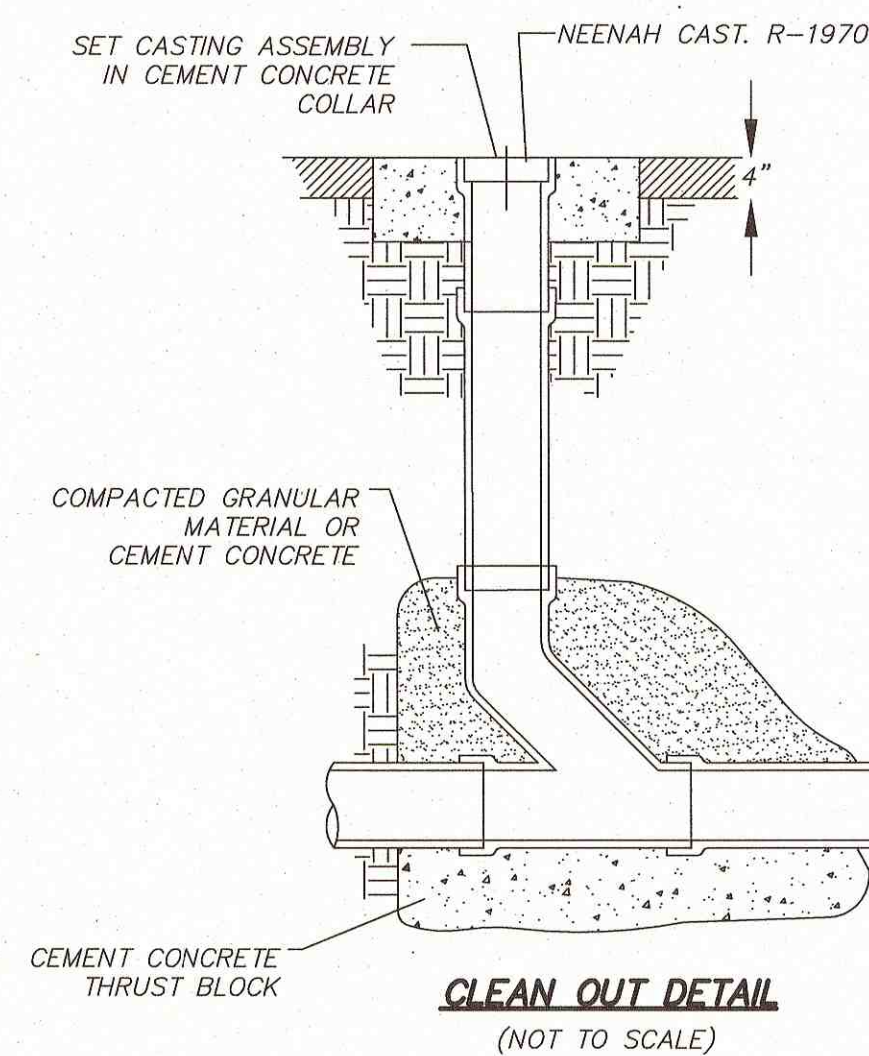
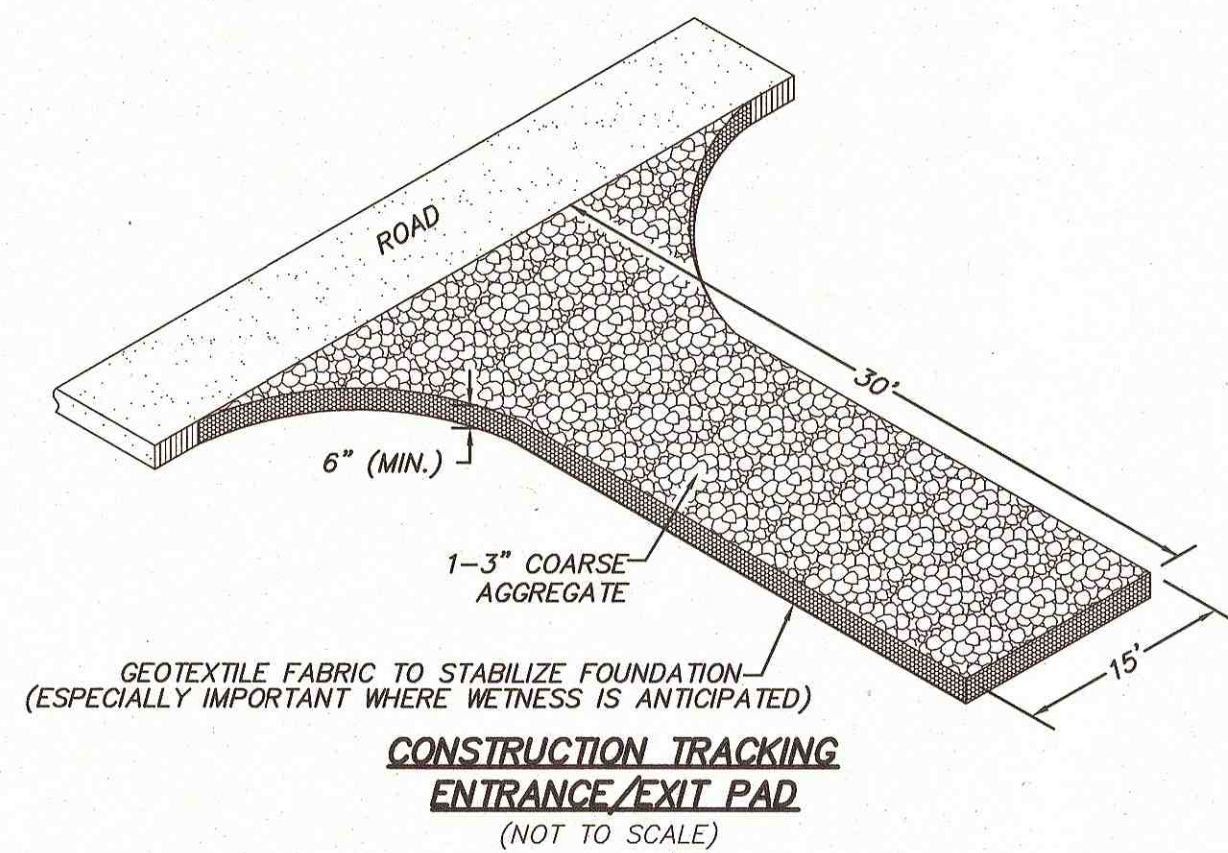
CLERK OF THE TOWN OF LEXINGTON,  
MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF  
THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS  
RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND  
RECORDING OF SAID NOTICE.

DATE:



DWG. NO. 5305-REC





**FilterMitt™ COMPONENTS:**  
OUTSIDE CASING: 100% organic hessian.  
FILLER INGREDIENT: *FiberRoot Mulch™*  
• A blend of coarse and fine compost and shredded wood.  
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.  
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

For more information visit:  
[www.groundscapesexpress.com](http://www.groundscapesexpress.com)  
or contact us at:  
**Groundscapes Express, Inc.**  
P.O. Box 737  
Wrentham, MA 02093  
(508) 384-7140

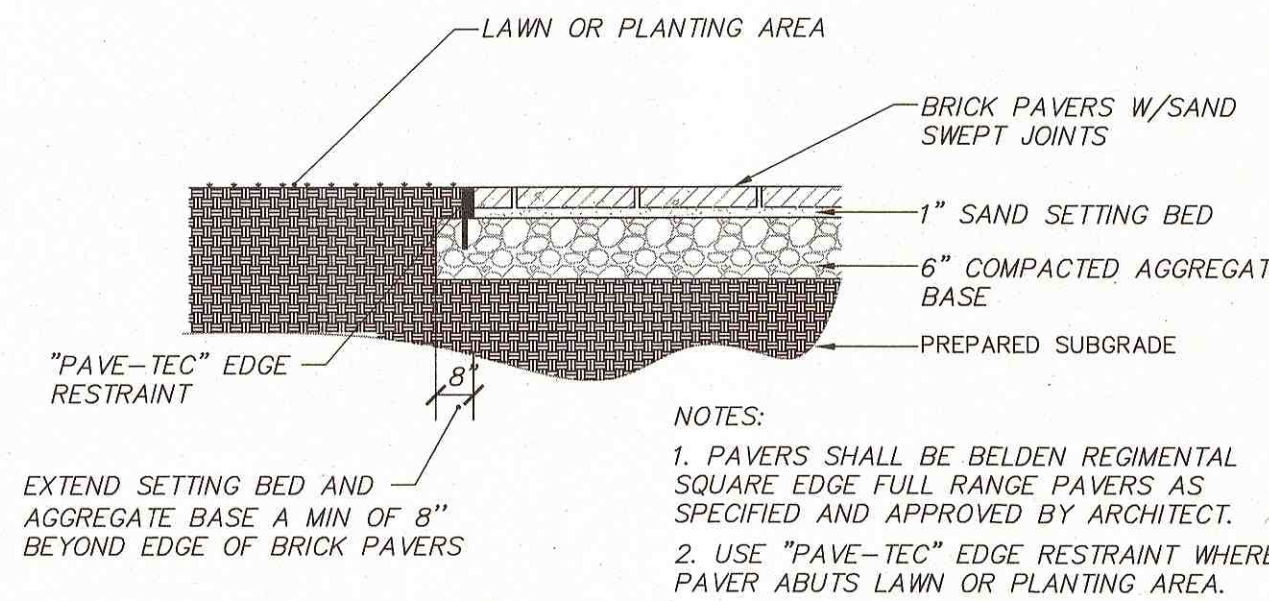
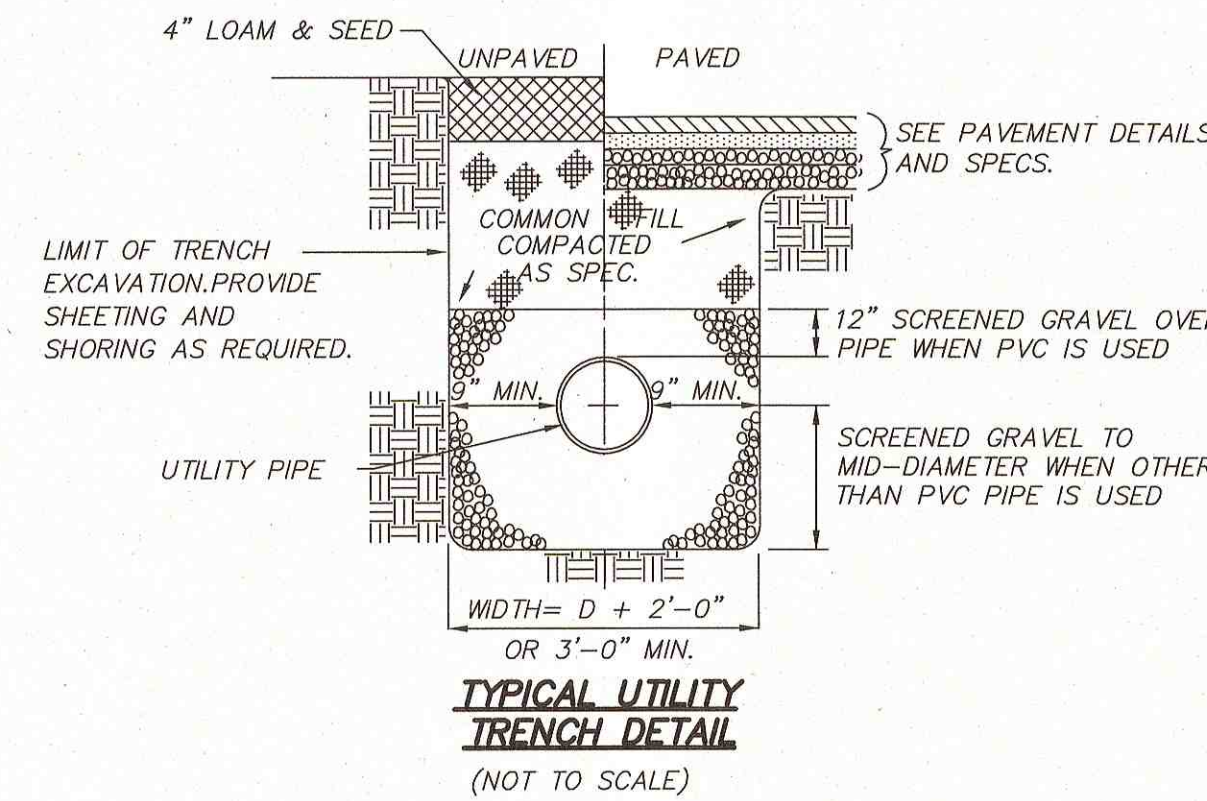
**FilterMitt™ INSTALLATION:**  
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

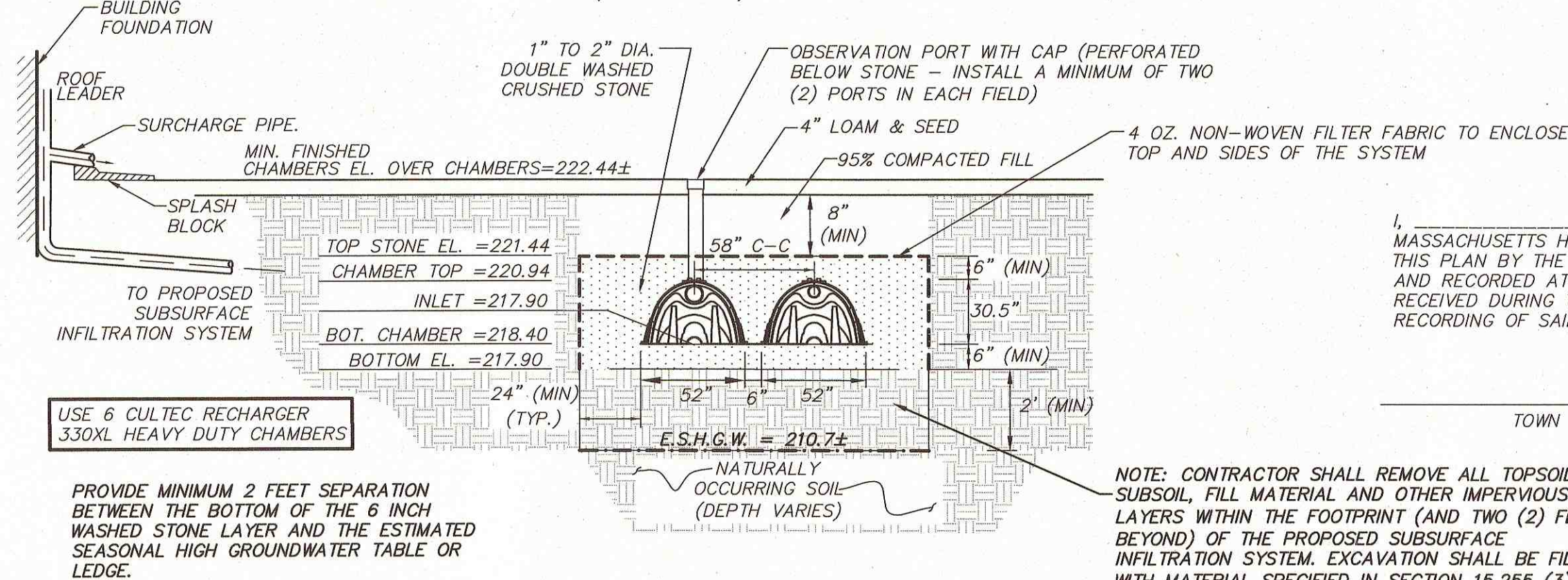
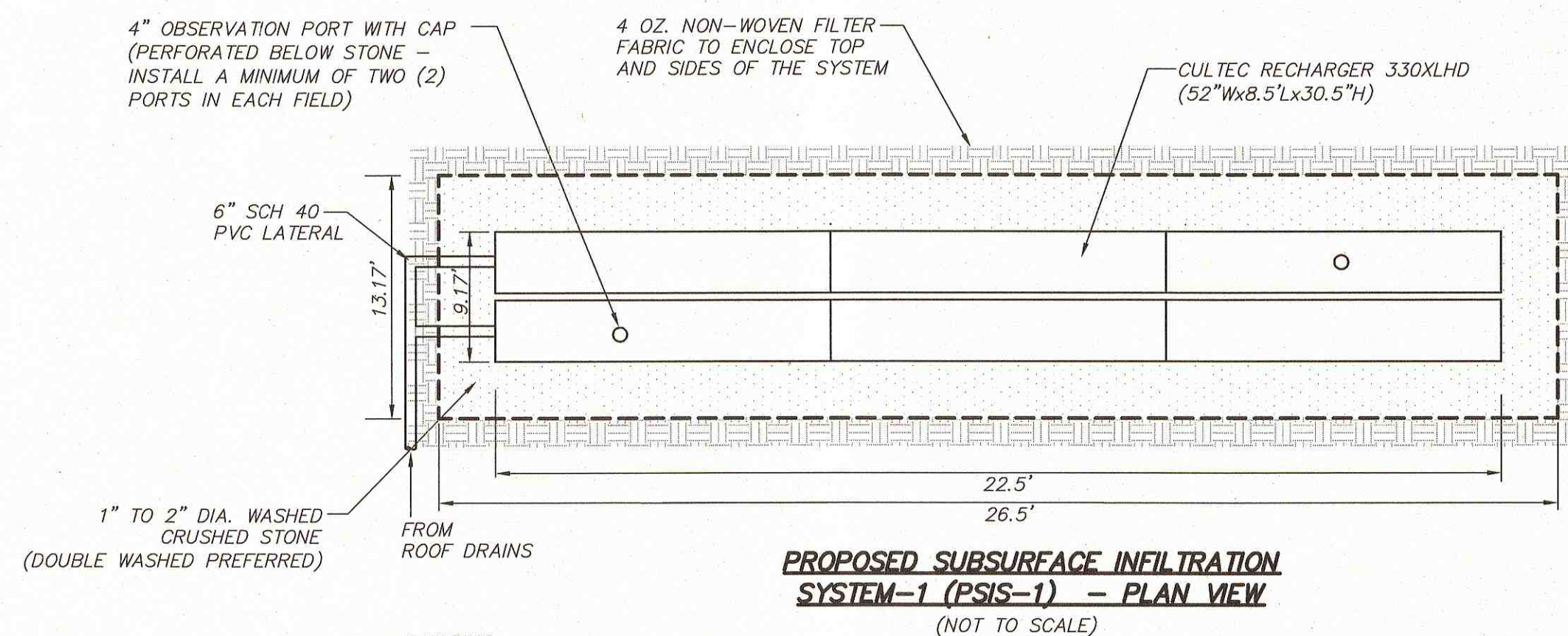
The flexibility of *FilterMitt™* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.

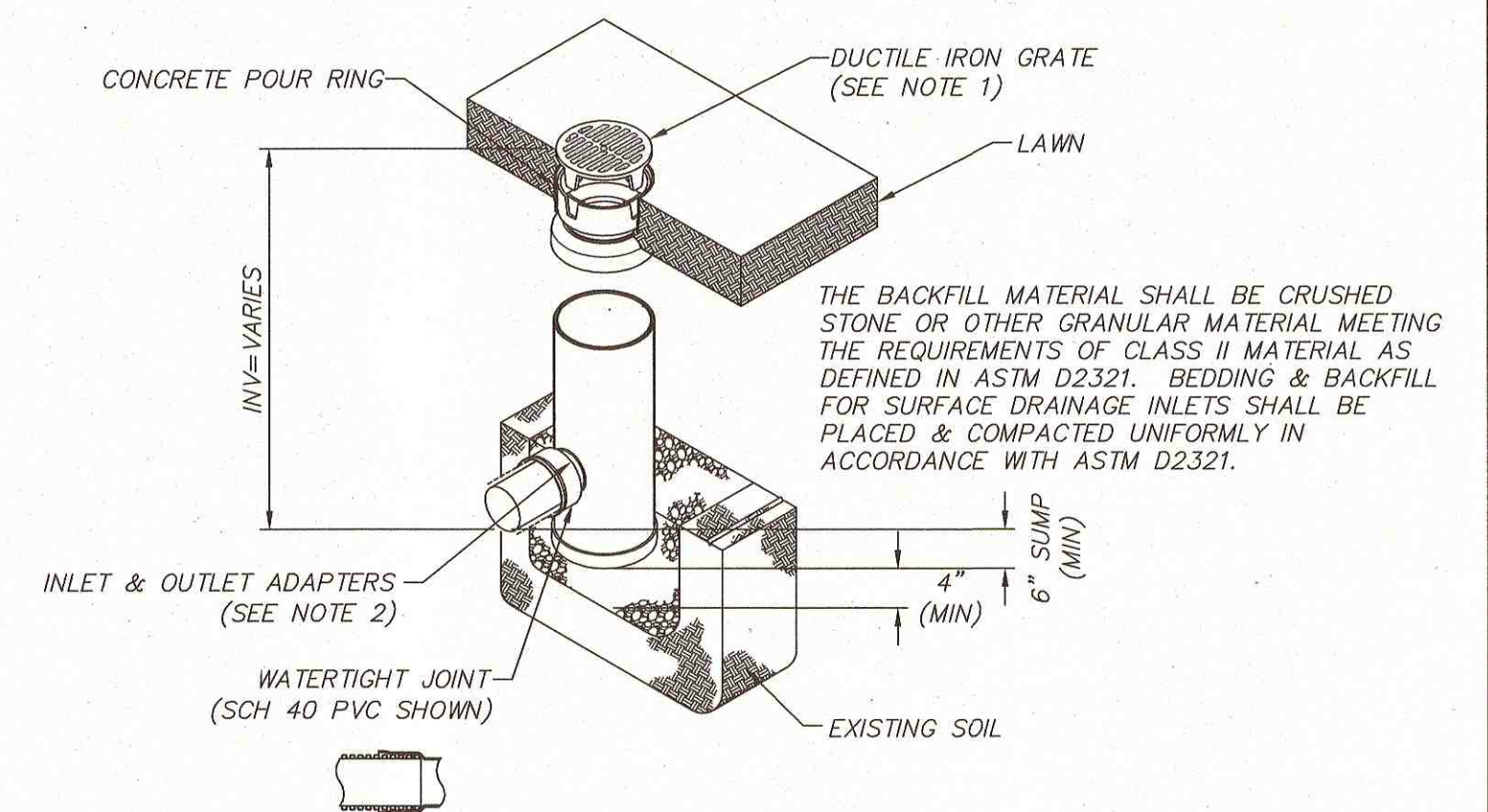
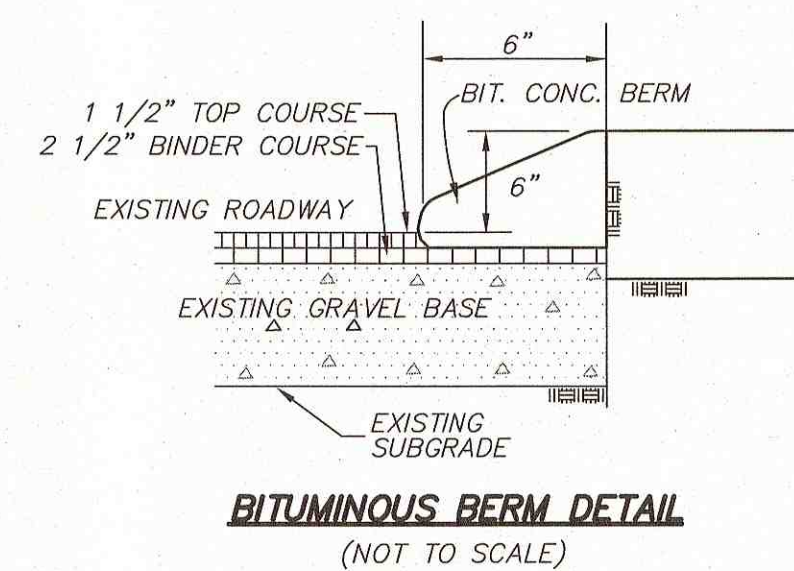
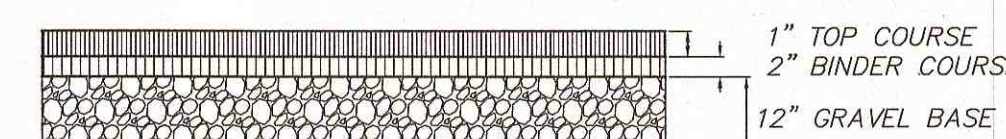
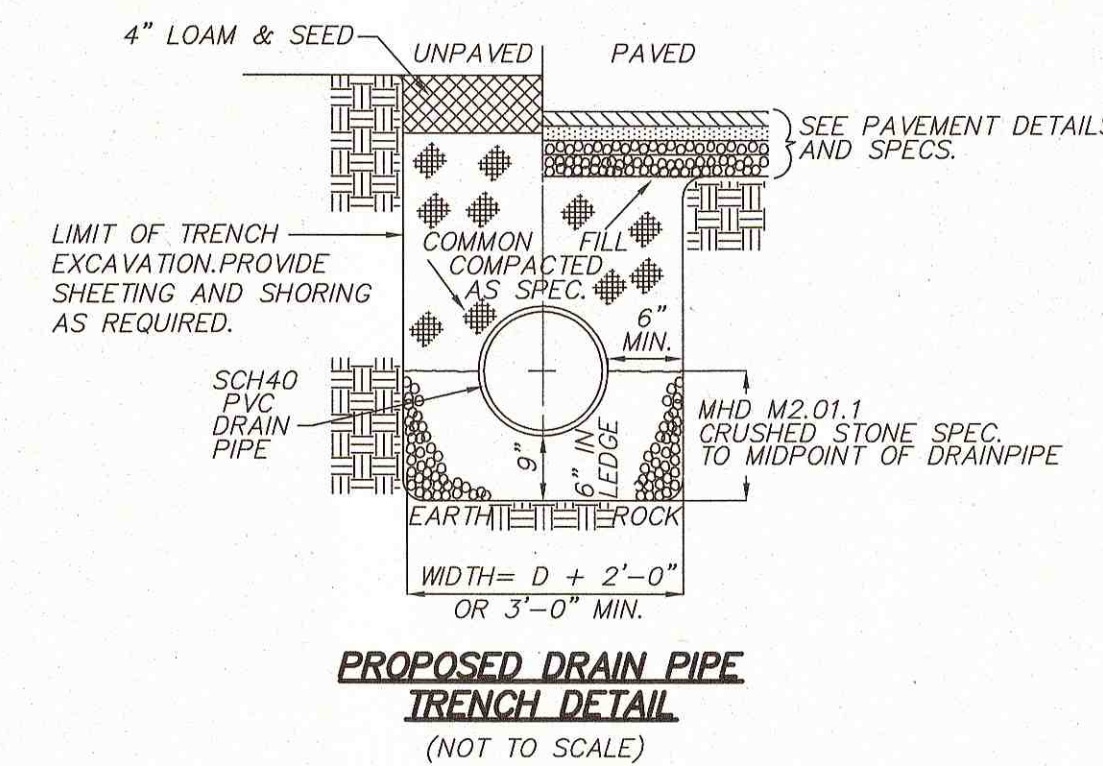
**FILTERMITT DETAIL**  
(NOT TO SCALE)



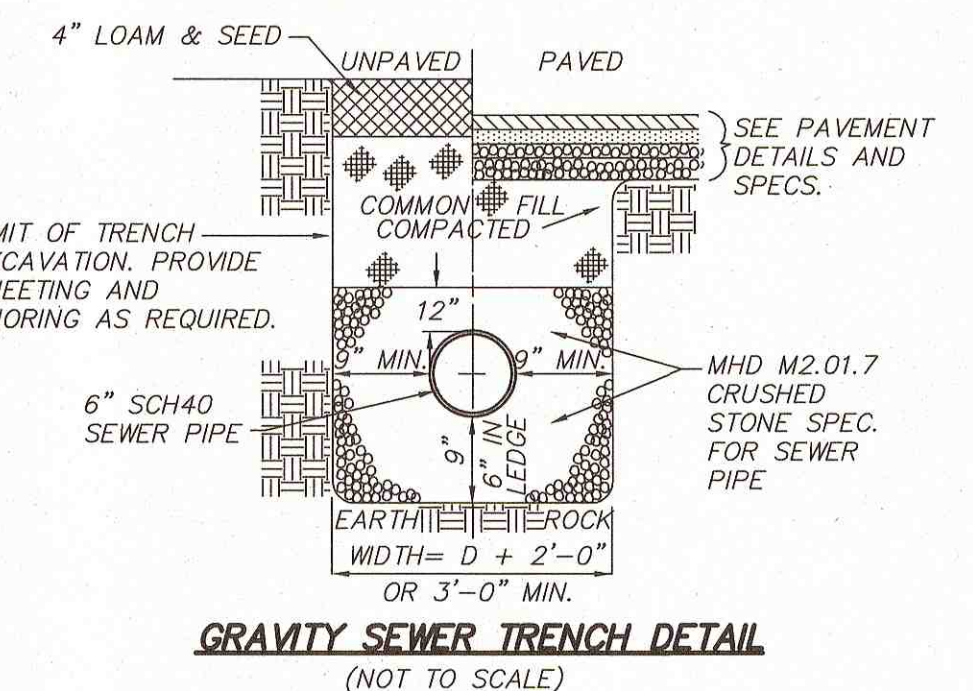
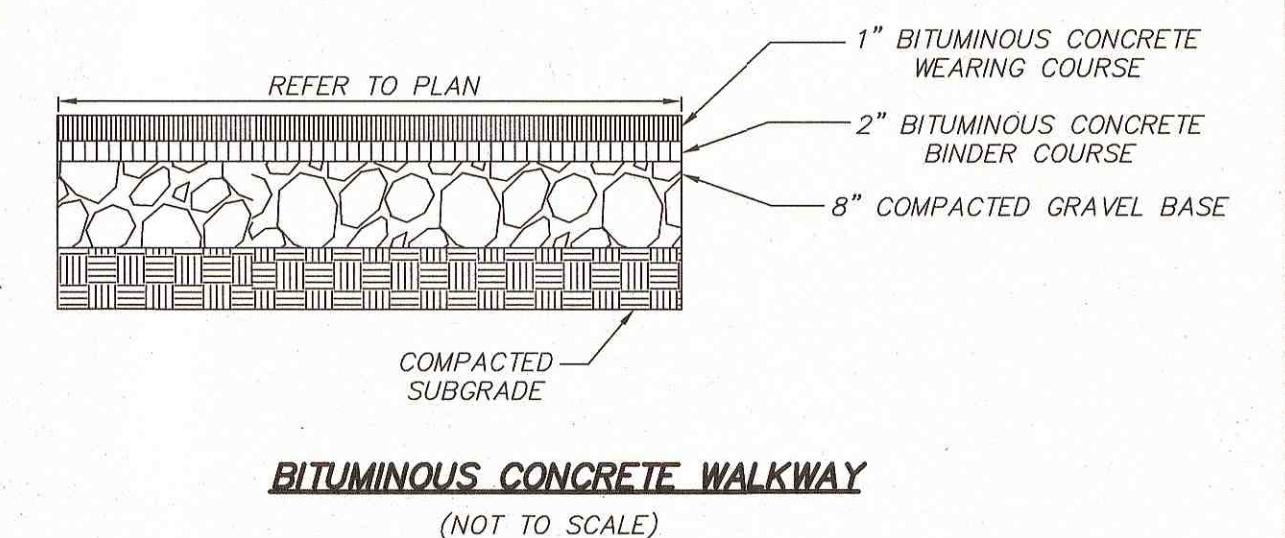
**NOTE: REFER TO STANDARD DETAILS AS PROVIDED BY THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT FOR DETAILS NOT DEPICTED HEREON.**



**NOTES:**  
- C-C IS CENTER TO CENTER  
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS  
**PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - CROSS SECTION**  
(NOT TO SCALE)



**NOTES:**  
1. GRATES SHALL COMPLY TO H-20 LOADING CAPACITY.  
2. STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO SCH 40 PVC.  
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL)  
4. SEE SITE PLAN FOR RIM AND INVERTS



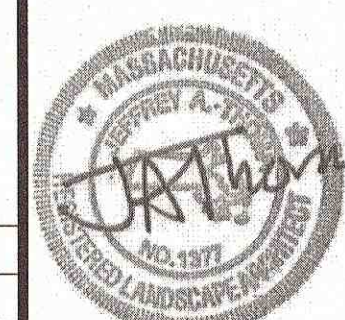
LEXINGTON PLANNING BOARD

DATE:

I, \_\_\_\_\_ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

DATE



REVISIONS

DWG. NO. 5305DEF-DET

NO.	DATE	DESCRIPTION	BY	CHK'D

111 & 119 LACONIA STREET  
(ASSESSOR'S MAP 83 - LOTS 142 & 143)  
DEFINITIVE SUBDIVISION

**SITE DETAILS**  
LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

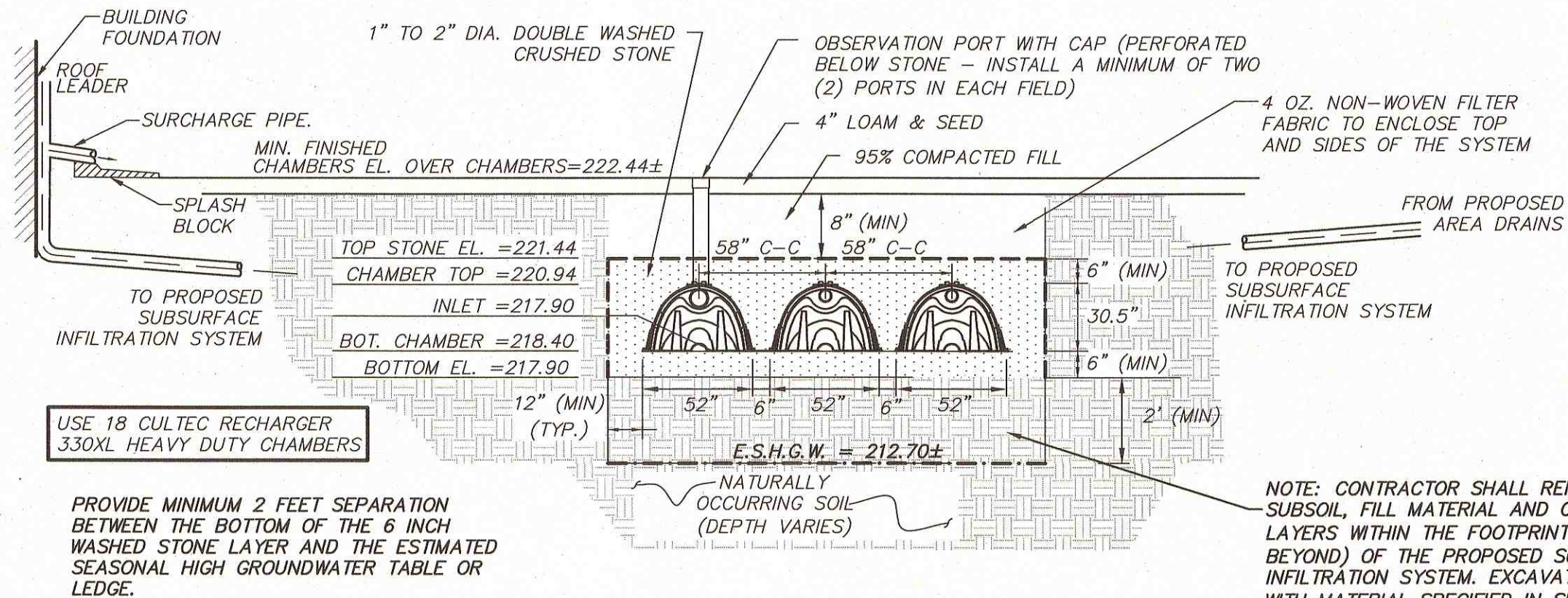
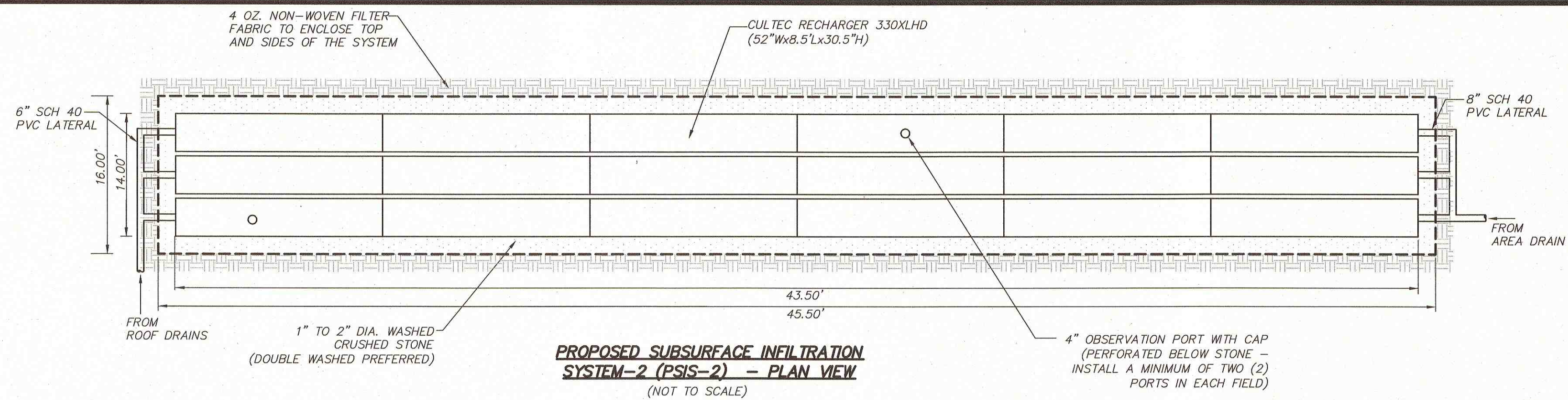
PREPARED FOR  
**BILL EYLESHYMER & MICHAEL WALSH**  
SCALE: AS NOTED DATE: MAY 8, 2014

**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 590 BEVERLY, MASSACHUSETTS 01915  
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SHEET No. 8 OF 10 PROJECT No. 5305

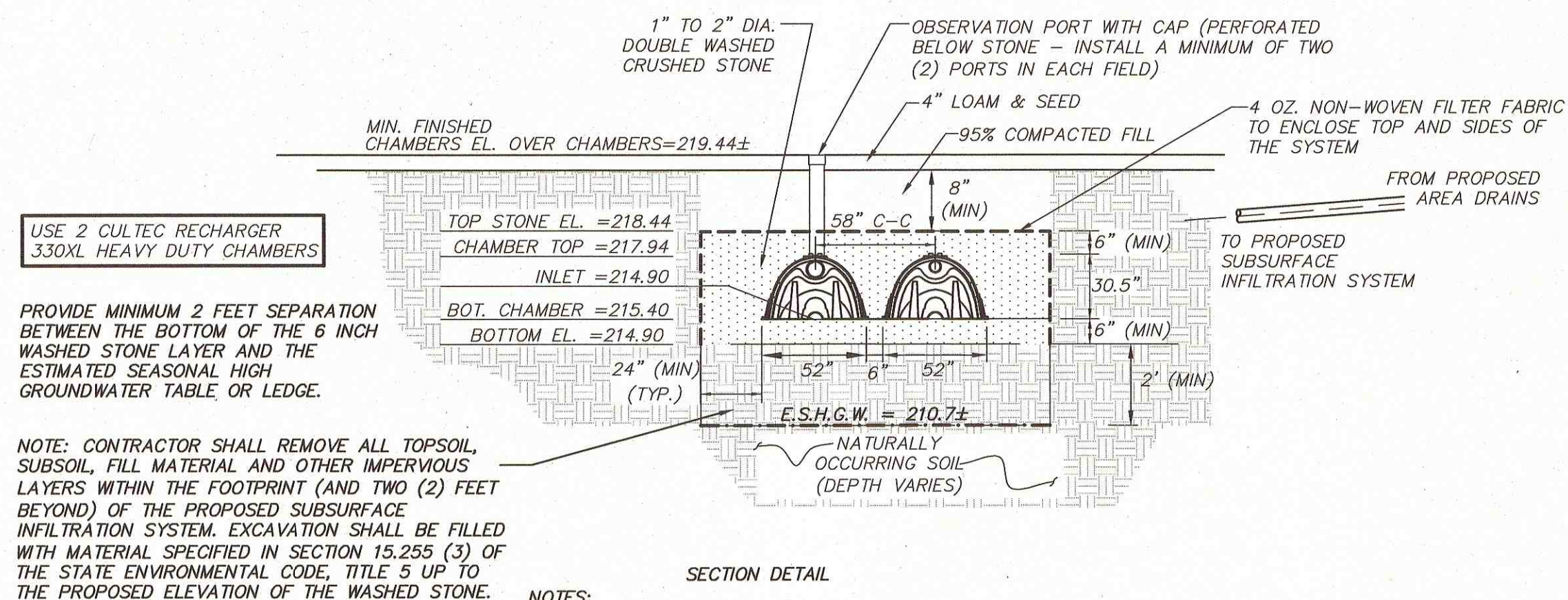
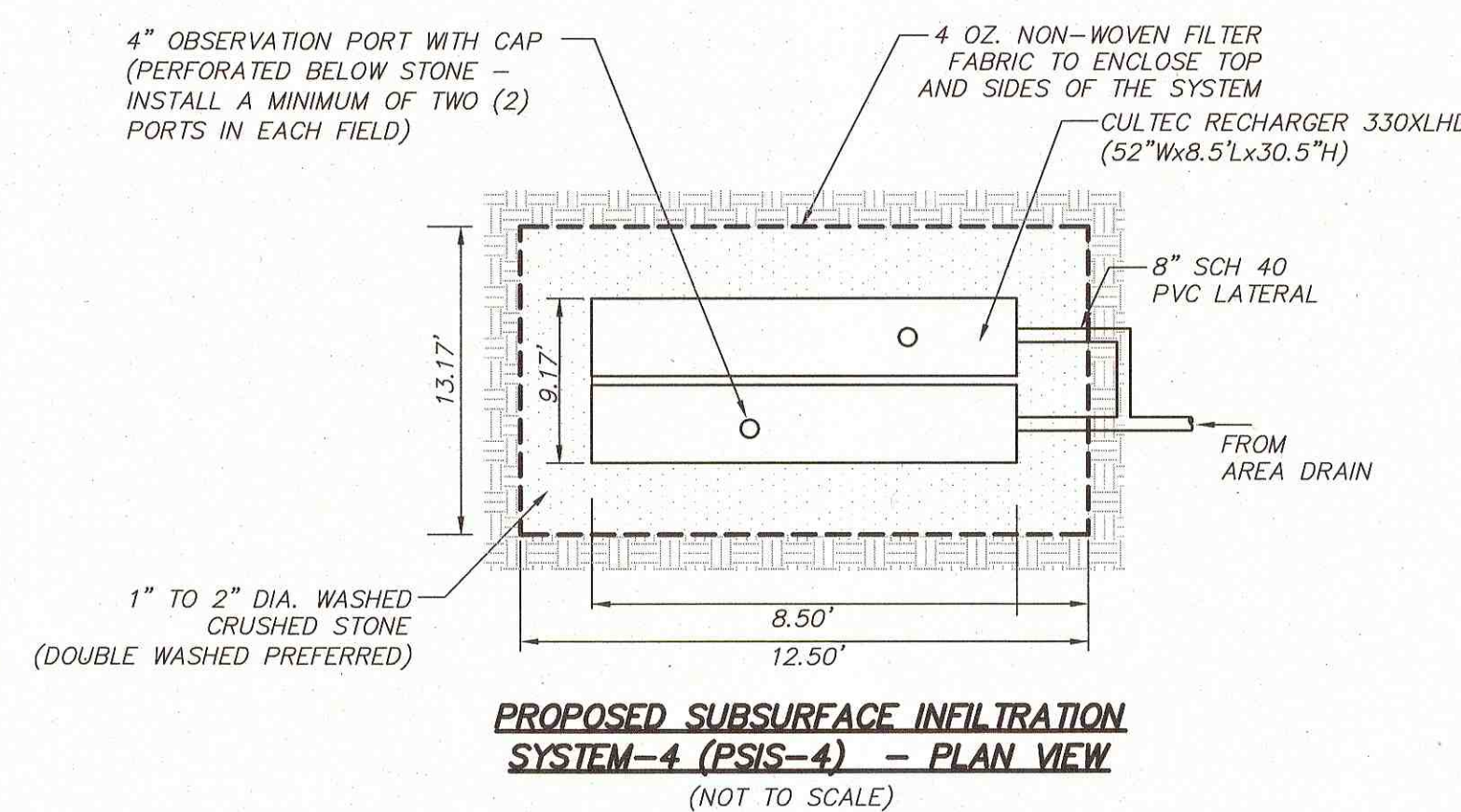
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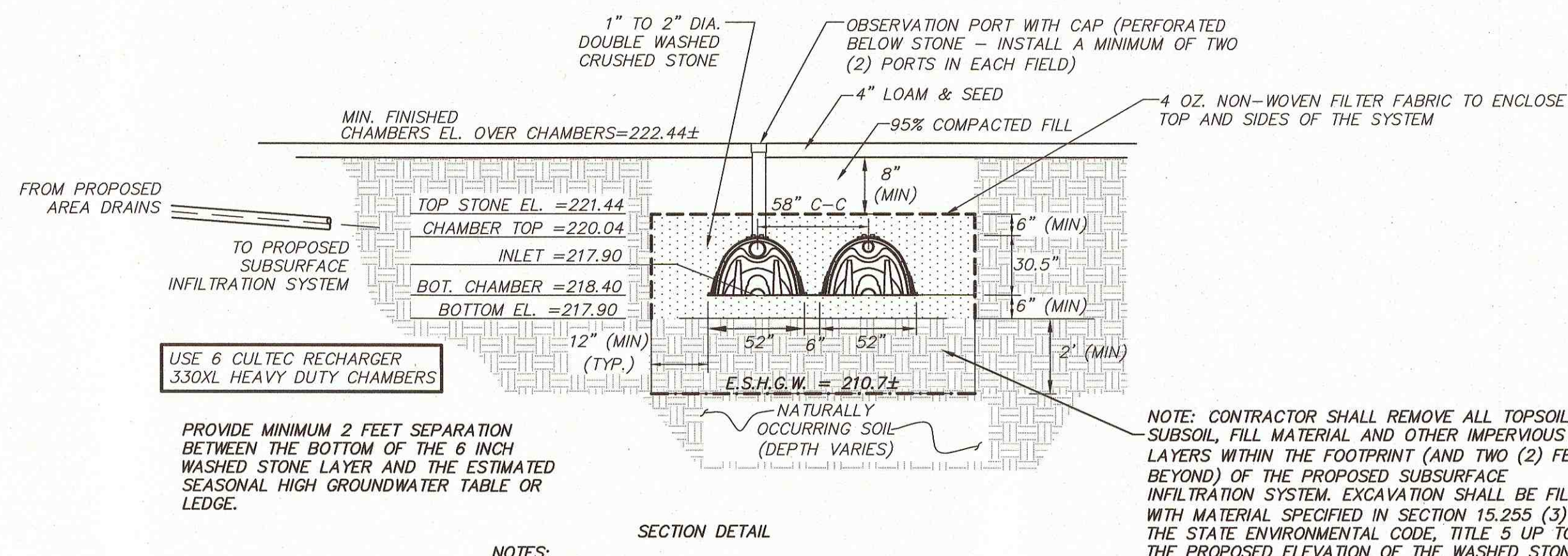
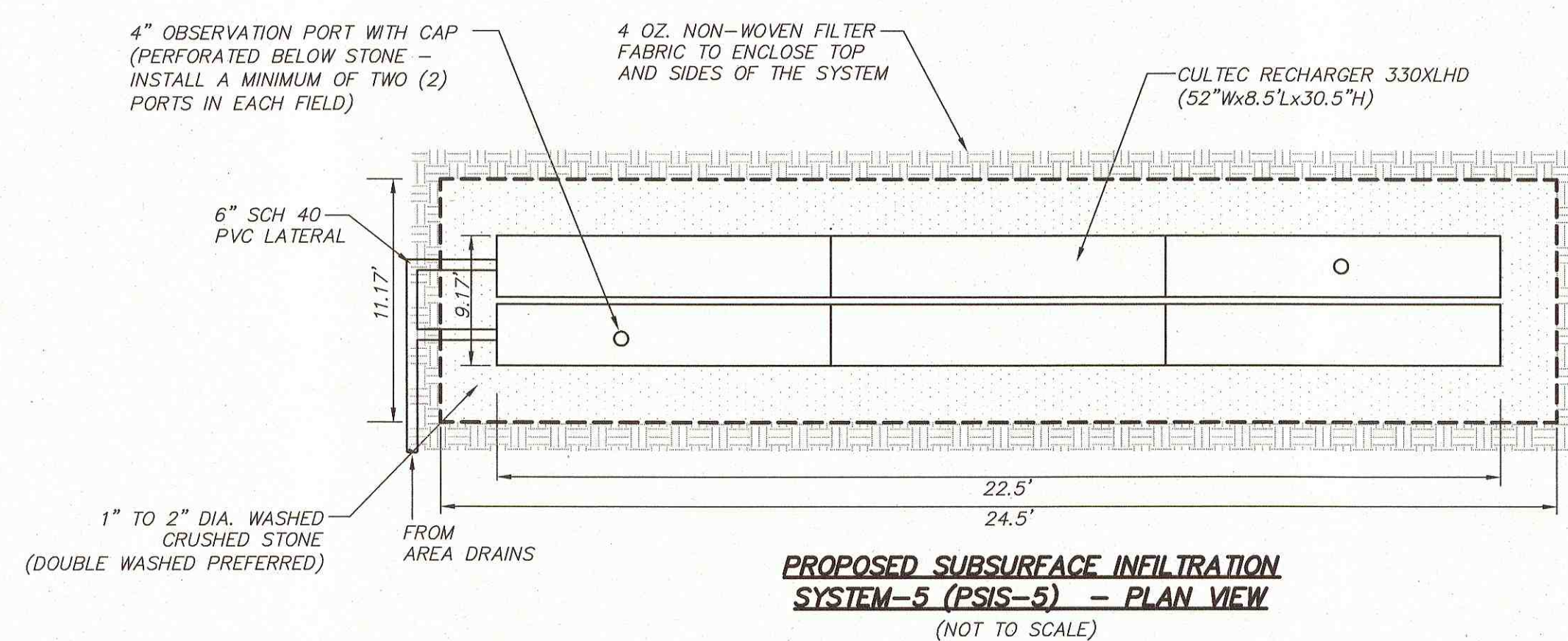
NOTES:  
 - C-C IS CENTER TO CENTER  
 - PROVIDE 6\"/>

**PROPOSED SUBSURFACE INFILTRATION SYSTEM-2 (PSIS-2) - CROSS SECTION**  
 (NOT TO SCALE)



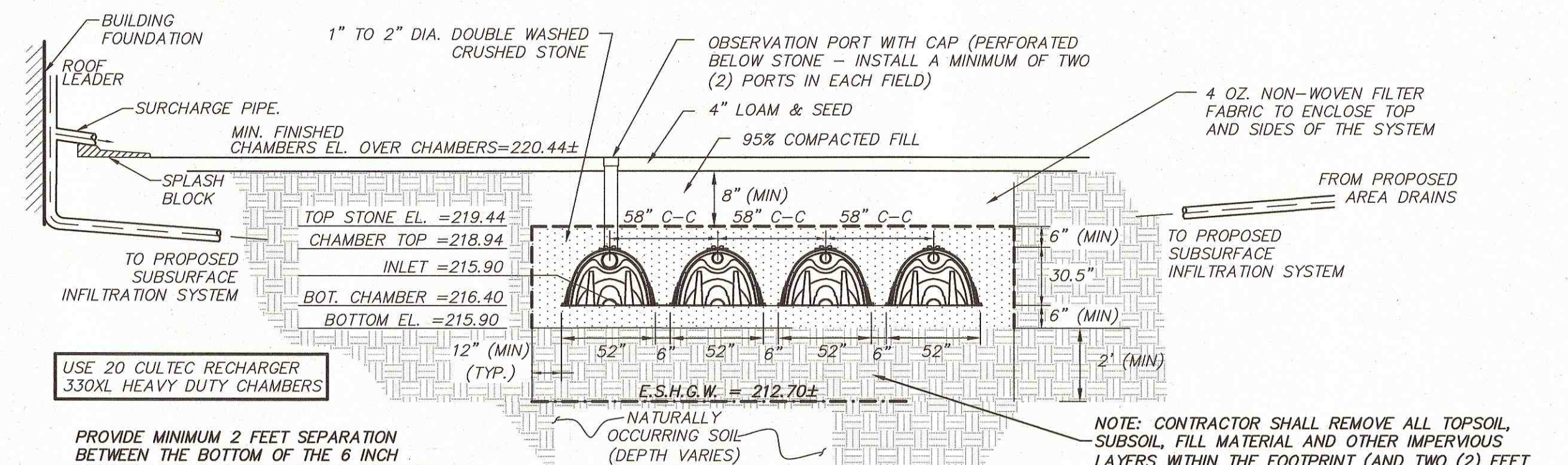
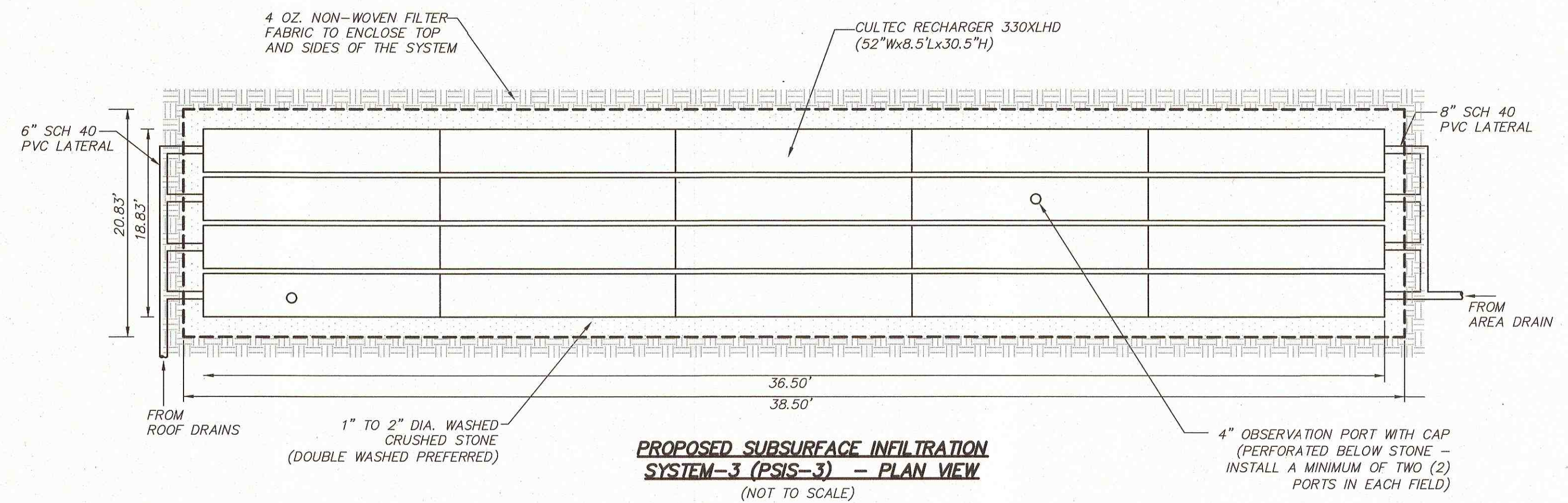
NOTES:  
 - C-C IS CENTER TO CENTER  
 - PROVIDE 6\"/>

**PROPOSED SUBSURFACE INFILTRATION SYSTEM-4 (PSIS-4) - CROSS SECTION**  
 (NOT TO SCALE)



NOTES:  
 - C-C IS CENTER TO CENTER  
 - PROVIDE 6\"/>

**PROPOSED SUBSURFACE INFILTRATION SYSTEM-5 (PSIS-5) - CROSS SECTION**  
 (NOT TO SCALE)



NOTES:  
 - C-C IS CENTER TO CENTER  
 - PROVIDE 6\"/>

**PROPOSED SUBSURFACE INFILTRATION SYSTEM-3 (PSIS-3) - CROSS SECTION**  
 (NOT TO SCALE)

I, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK DATE

LEXINGTON PLANNING BOARD

NOTE: REFER TO STANDARD DETAILS AS PROVIDED BY THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT FOR DETAILS NOT DEPICTED HEREON.

111 & 119 LACONIA STREET  
 (ASSESSOR'S MAP 83 - LOTS 142 & 143)  
 DEFINITIVE SUBDIVISION

SITE DETAILS  
 LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

PREPARED FOR  
**BILL EYCLESHYMER & MICHAEL WALSH**  
 SCALE: AS NOTED DATE: MAY 8, 2014

**MERIDIAN ASSOCIATES**

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SHEET No. 9 OF 10 PROJECT No. 5305

REVISIONS

DWG. NO. 5305DEF-DET NO. DATE DESCRIPTION BY CHK'D



